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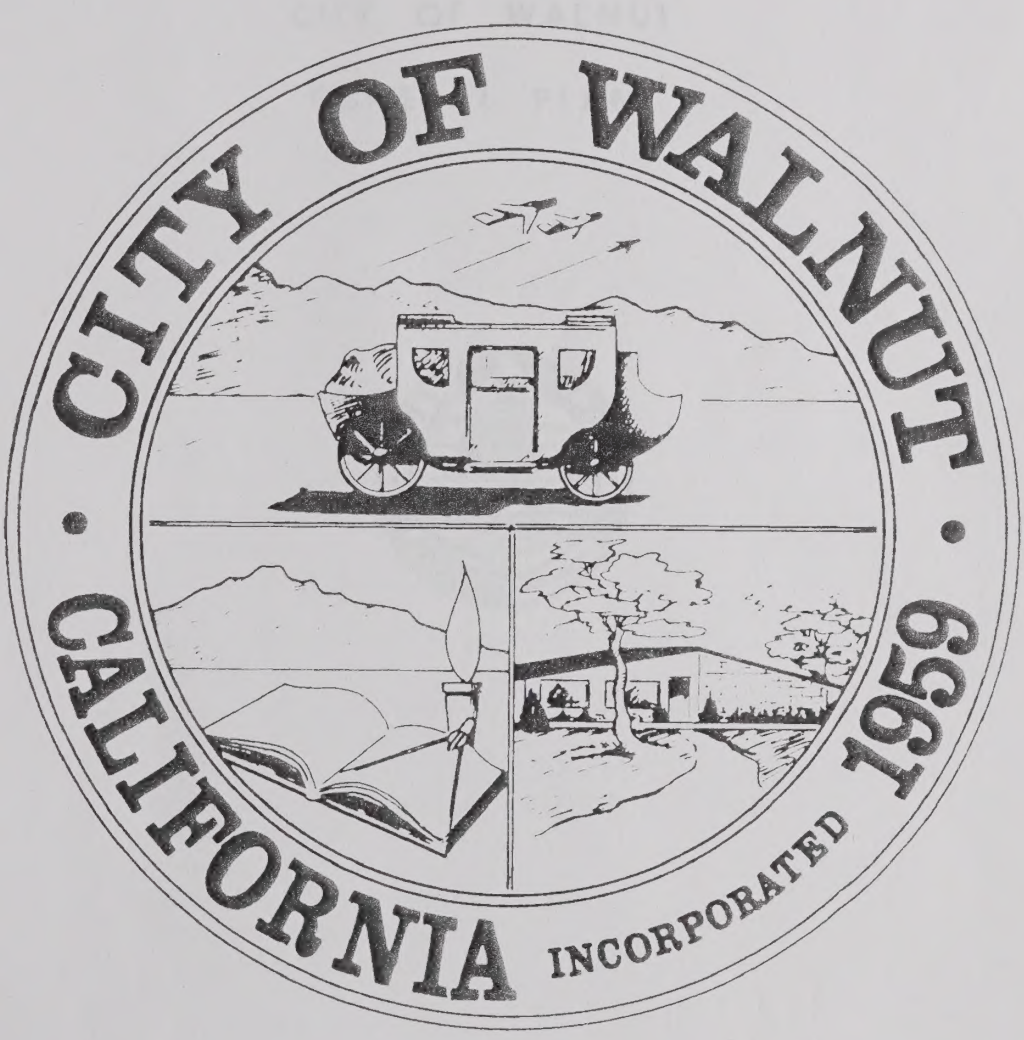
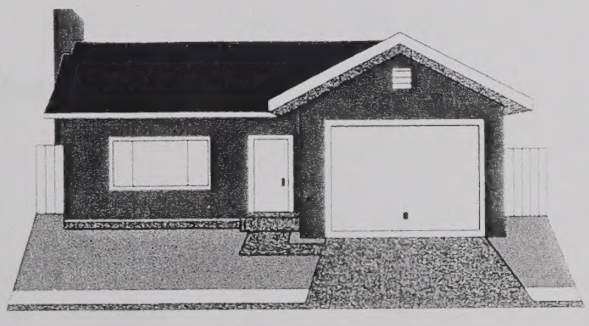
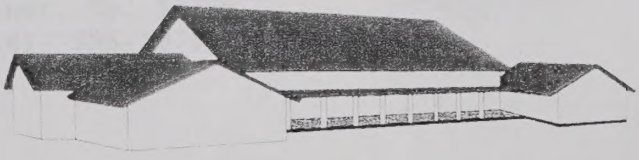
GENERAL PLAN

ADOPTED JULY 1978







CITY OF WALNUT

GENERAL PLAN

July 1978

Prepared By:

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WALNUT
GENERAL PLAN

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INTRODUCTION

INTRODUCTION

SYNOPSIS

It is our hope that through the implementation of this General Plan Walnut will develop to its highest potential while preserving the physical nature and mood of the present community to the maximum extent possible.

This General Plan is primarily a policy statement - a document setting forth goals concerning the type of community we hope to achieve, the policies which will give direction to our growth and development, and the programs which will accomplish the desired results. It is formally adopted by the Walnut City Council as a means of providing overall direction and coordination for the future development of the city.

The basic theme of the Plan is to preserve the suburban identity of the Walnut community with strong emphasis given to very low density single family residential land uses allocated to the hillside portions of the community. General residential land uses are designated for those portions of the community already substantially developed and for those areas where the established land use patterns substantially predetermine the development of the balance of the area.

Commercial and industrial land use provisions are primarily designed to accomodate the needs of the residential community. Commercial services and retail sales areas are provided in the form of neighborhood shopping center-sized areas, and the industrial land use area is centralized about the established industrial land uses in the City. In addition to the general commercial land uses, the City will give consideration to incorporation within major residential projects of a commercial recreation activity. This could be in the form of a commercial tennis club, golf course, equestrian center etc. This concept is not proposed for any individual geographical location, but rather it is a suggested feature to be included in the specific plan for one or more major developments.

The General Plan suggests that specific plans be created for large land areas so that individual developments can be better coordinated and integrated into the community.

This General Plan includes an ambitious environmental resources management policy where less than fifteen percent of the total land area will be devoted to structures; eight percent of the total land area will be publicly held park lands, natural areas or wildlife sancturaries, and a total of forty percent of the area will be in some form of publicly controlled or publicly monitored open space designation.

An analysis of the land use element indicates a maximum ultimate population potential for the community of 31,985. A wide variety of high quality single family residential homes is proposed to fulfill the housing needs of the community.

THE COMMUNITY

Walnut is a suburban residential community with a total area of 8.9 square miles. Its topography ranges from the level areas of the Walnut Valley floor to the rolling foothills and the steeper south slopes of the San Jose Hills.

As of 1976 the population of Walnut was 8,561 and it was estimated that there are 2,459 residential units in the city (April 1976 census). Approximately seventy-six percent of the land area of the city was vacant as of October, 1976. Approximately sixty-nine percent of this vacant land had a slope in excess of fifteen percent.

The City of Walnut was incorporated on January 19, 1959 with a population of 934 and a total of 282 single family residential structures.

THE PLANNING PROCESS

Planning is a means to the end of more orderly development and consistent decision making. Planning is not an end in itself. The values received from planning efforts include the effective determination of desired development direction, the ability to sort out priorities and emphasis, the allocation of resources and energies to achievement of goals, the solving of problems, and the taking advantage of opportunities.

A major reason the general plan has increased in status in recent years is the requirement that zoning be consistent with the general plan and the related prohibition of the approval of any subdivision which is not consistent with the general plan. The practical consequences of these recent changes are to encourage that a general plan become more specific and that greater care be exercised in adopting and implementing its provisions.

Nevertheless, the general plan is a comprehensive document dealing with the major factors which influence the community. These include the physical, environmental, economic, and social factors. It necessarily addresses itself to both the short range and long range needs of the community and yet remains general in nature rather than detailed and precise. In this respect, it is necessary for the plan to be flexible enough to respond to changes in the needs and desires of those it is intended to serve and yet retain its effectiveness for general planning purposes.

This particular General Plan was developed during the 1976-1977 period in response to two major motivating factors. The first factor was the desire to consolidate all of the various State-mandated planning elements into one comprehensive document. The second factor was the desire to incorporate the presently held goals and objectives of the community into a plan and implementation program which will guide the form and nature of future development of the community as precisely as possible. This work gave an opportunity to evaluate recent development activity in the community which caused most of the forty-three percent population growth which has occurred since the 1970 census. The desired development features were retained and implementation techniques were outlined to modify less desirable features.

An extensive effort was made to encourage the participation of individual members of the community in the general planning process. First, a City sponsored community newsletter, Walnut Town and County News, included an article in each edition which reported current activity and the status of the general plan study. Secondly, about twenty-five individual members of the community responded to the City Council's invitation to make their interest in the study known. These people were provided periodic progress report letters, and they were encouraged to participate in a series of community meetings held on the subject.

The widest community participation came in the form of three series of community meetings held in the various neighborhoods of the community. Attended by almost 200 people, these eight meetings provided the basis for the goal statements set forth in the Plan, provided the consultants with guidance as to citizens' preferences and needs and presented an opportunity for the participants to react to major concepts suggested in the Plan. Finally, one additional meeting was held where those people who were known to have expressed great concern over earlier land use issues in the community were invited to discuss the proposed Plan features.

Finally, copies of both the first draft and of the final draft of the General Plan were made available to the public both at City Hall and at the local library.

The reader's attention is directed to the fact that a certain amount of planning information which served as working data for the development of the general plan (and which may be of interest for special research purposes in connection with future activity in the community) is on file in City Hall as a planning information manual. This material is not part of the general plan as such and is simply an additional reference document. It is unpublished and its contents are intended for reference study, not for reproduction.

The general plan documents are part of the ongoing comprehensive planning process of the City of Walnut in managing and coordinating

its development. It is intended that periodic reviews, on an annual basis, be undertaken so that revisions deemed necessary can be incorporated into the document. This will keep the document reflective of current thinking of the community. The document format is designed to be readily updated with a minimum amount of procedural difficulty.

ACKNOWLEDGEMENT

Urban Engineering would like to take this opportunity to express its appreciation to the individuals and organizations who have contributed many valuable hours of their time during the development and review of this General Plan. We are very grateful for their cooperation and the diligent, hard work that was expended. City officials acting on the final draft document included:

CITY COUNCIL	Joe Hahn, Mayor William Daley, Mayor Pro Tem William Cotten William Wentworth James Zamary
PLANNING COMMISSION	Neil Smith, Chairman William Barnes James Hartl Dewayne Kelley Colleen Upham
PARKS AND RECREATION COMMISSION	Rick Kasel, Chairman George Hudson Harlan Keck Jeanine McCune Jim Peterson
CITY MANAGER	George E. Howes
CITY ATTORNEY	Samuel Siegel Maurice O'Shea
PLANNING DIRECTOR	George Shindo

RESOLUTION NO. 77-145

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WALNUT RECOMMENDING THAT THE CITY COUNCIL ADOPT THE GENERAL PLAN UPDATE FOR THE CITY OF WALNUT

WHEREAS, a General Plan Update was prepared in accordance with Government Code Section 65300 et seq; and

WHEREAS, said General Plan has been coordinated with similar plans for adjoining cities and for Los Angeles County; and

WHEREAS, the Planning Commission gave required notice and did hold a public hearing on the environmental impact assessment and the General Plan, as prescribed in the Government Code of the State of California. A copy of the hearings is set forth in the Minutes of the Planning Commission attached hereto and made a part hereof; and

WHEREAS, the Planning Commission did discuss the General Plan Update at their meetings of August 17, 1977, September 7, 1977, September 21, 1977, October 5, 1977, October 19, 1977, November 2, 1977, November 7, 1977, November 16, 1977, November 22, 1977, November 30, 1977, and December 7, 1977. A summary of said meetings is set forth in the Minutes of the Planning Commission attached hereto and made a part hereof; and

WHEREAS, said General Plan is necessary for sound further community development, the preservation of community values, and the promotion of the general health, safety and convenience and welfare of the Citizens of the City of Walnut;

WHEREAS, the City Planning Commission of the City of Walnut has a responsibili to plan for the desirable future growth and development of the City of Walnut and Section 65357 of the Government Code required that the adoption of any amendmen or element of the General Plan be by resolution of the legistative body affected.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WALNUT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission offers for City Council consideration the comments on the final draft General Plan, said comments are appended hereto.

SECTION 2. The Planning Commission of the City of Walnut does hereby find and recommend to the City Council that the public interest, convenience, and necessity require that the said General Plan be adopted subject to recommendations as set fo in the Appendix attached hereto, marked Exhibit "A", and made a part hereof.

ADOPTED AND APPROVED this 7th day of December, 1977, by the members of the Planning Commission voting as follows:

AYES:	COMMISSIONERS:	HARTL, KELLEY, UPHAM, SMITH
NOES:	COMMISSIONERS:	BARNES
ABSENT:	COMMISSIONERS:	NONE

Neal G. Smith
CHAIRMAN

ATTEST:

Steven Kueny
SECRETARY

RESOLUTION NO. 1797

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT AMENDING RESOLUTION 760 AS AMENDED BY RESOLUTION 1297, 1373, 1391, 1431 AND OTHER AMENDING RESOLUTIONS, PERTAINING TO THE GNERAL PLAN OF THE CITY OF WALNUT AND IMPLEMENTATION ELEMENTS.

WHEREAS, the City Planning Commission of the City of Walnut did, by Resolution No. 77-145, on the 7th day of December, 1977, by the affirmative vote of not less than a majority of the total voting members, recommend, subject to recommendations set forth in Exhibit "A" of said Resolution, the adoption of a General Plan of land use, including circulation, housing, environmental resource management, public safety, noise, sewer, implementation elements, and environmental impact report, all as part of the official certified General Plan of the City of Walnut and in accordance with the provisions of Article 5 of Chapter 3 of Title 7 of the Government Code of the State of California, Section 65300 et seq; and

WHEREAS, the City Planning Commission gave required notice and did hold a public hearing on August 17 and September 7, 1977, for the purpose of considering the adoption of said General Plan and at which public hearing said plan was displayed and explained; and

WHEREAS, said City Planning Commission has filed with the City Council copies of Resolution No. 770145, conditionally approving said General Plan and elements thereof; and

WHEREAS, said Planning Commission did review the impact that the amendment would have on the environment, and did forward the Environmental Impact Report, as well as all significant environmental comments, to the City Council for review and certification in compliance with State and City guidelines and the California Environmental Quality Act; and

WHEREAS, after due notice of the time and place thereof published in accordance with Article 6 of Chapter 3 of Title 7 of the Government Code of the State of California, public hearings were held before the City Council of the City of Walnut on said proposed General Plan and the Environmental Impact Report on January 25, 1978, February 8, 1978, February 22, 1978, March 8, 1978, and March 22, 1978 at which time said Plan was displayed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WALNUT DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Walnut pursuant to the provisions of Chapter 3, Title 7 of the Government Code of the State of California, does hereby approve and adopt as the General Plan of the City of Walnut the land use, circulation, housing, environmental resource management, public safety, noise, sewer, implementation elements, and environmental impact report, as set forth in Resolution No. 77-145 of the Planning Commission covering the principles, objectives and standards used to develop said City under the land use, circulation, housing, environmental resource management, public safety, noise, sewer and implementation elements.

SECTION 2. The General Plan heretofore adopted and amended by aforesaid resolutions of the City Council of the City of Walnut is hereby amended including the land use, circulation, housing, environmental resource management, public safety, noise, sewer, implementation elements, and environmental impact report.

SECTION 3. The City Council of the City of Walnut, pursuant to State and local guidelines and the California Environmental Quality Act, does hereby certify that it has reviewed and considered the information contained in the Environmental Impact Report, and that the final Environmental Impact Report has been completed in compliance with State guidelines and the California Environmental Quality Act.

SECTION 4. The City Council of the City of Walnut does hereby find and determine that the public interest, convenience and necessity require that the said General Plan be adopted as a statement covering the objectives, principles and standards used as guidelines to develop the City as specified in Article 5 of the Government Code of the State of California, Section 65300 et seq.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and shall file a certified copy thereof with the City Clerk and with the Secretary of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 12th day of July, 1978

Joe H. Hahn

MAYOR

I do hereby certify and attest that Resolution No. 1797 was approved and adopted at a regular meeting of the City Council held July 12, 1978, by the following roll call vote:

AYES:	COUNCILMEN:	DALEY, ZAMARY, WENTWORTH, HAHN
NOES:	COUNCILMEN:	COTTEN
ABSENT:	COUNCILMEN:	NONE

G. E. Howes

CITY CLERK

GENERAL GOALS

AND OBJECTIVES

GENERAL GOALS AND OBJECTIVES

The fundamental goal of the City of Walnut is to continue its role as a suburban residential community and to preserve its rural character.

This rural character is distinguished by:

1. A pace of human activity which is calm, deliberate, pleasant and spontaneous.

2. Adequate provision for intimate group social, political, cultural, intellectual, recreational, and spiritual activity.

3. Access to suppliers of essential goods and services by various means of transportation - pedestrians, bicycling, public transit, or private automobile.

The community believes this fundamental goal can best be achieved by pursuing the following general goals related to its governmental, social, economic and physical opportunities.

GENERAL

1. Seek effective and representative citizen participation in governmental decision making.

2. Foster a safe, healthful, attractive and stable living environment through sound development standards and adequate public facilities.

3. Promote multiple use of public lands and facilities.

4. Foster community identity, pride and satisfaction.

5. Promote efficiency and economy of government.

6. Strive for equilibrium in terms of population, economic activity, public utilities, educational facilities and costs of administration services and government.

3. Develop and maintain a system of paths for bicycle travel in support of the regional system.

TRANSPORTATION

1. Provide a circulation system which is consistent with and will support the desired rural character and which is responsive at both the local, community and the regional levels to economic, social, energy conservation, and environmental needs.

2. Provide for local scenic routes developed to preserve and enhance the beauty of Walnut with provision for land controls to regulate development along these routes.

3. Give consideration to convenient and safe paths for pedestrian and bicycle travel as alternative forms of transportation.

PUBLIC SERVICES AND SAFETY

1. Assure coordination between appropriate agencies to provide adequate community and public services.

2. Relate expansion of services to demonstrated need.

3. Avoid adverse social, economic and environmental impacts in the provision of services.

4. Encourage joint use of facilities wherever possible.

5. Consider in the planning process methods by which loss of life, injuries and damage to property resulting from fire and dangerous geologic occurrences can be minimized.

6. Preserve the "Contract" City concept in providing community services where feasible.

LAND USE ELEMENT

L A N D U S E E L E M E N T

INTRODUCTION AND PURPOSE OF ELEMENT

This portion of the General Plan addresses itself to the identification of land use issues, provides a statement of land use policies and goals, and designates the proposed general distribution and general location and the extent of the uses of land for housing, commercial, industrial, open space, and a wide variety of supporting facilities. The land use element also suggests standards of population density and building intensity for the various districts defined in the plan, suggests standards and criteria for physical development within each use area, and finally suggests implementation measures necessary to achieve the land use objectives and policies suggested in the plan.

GENERAL POLICY

As previously stated, the fundamental goal of the City of Walnut is to continue its role as a residential community and to preserve its rural character. Land use element goals and objectives which supplement this fundamental goal include:

1. Promote the concept of attractive, quality residential environments that meet the individual, social and cultural needs of the residents of each neighborhood.

2. Industrial, agricultural and commercial land uses should meet high quality development and performance standards.

3. Determine intensities and forms of land use on the basis of natural land characteristics, efficient supporting services capabilities, and the goal of the community to generally maintain a low-density single family residential character in the City.

4. Provide for the proper location and distribution of school, parks, recreational areas, fire stations, libraries and other necessary public facilities.

5. Minimize alteration of the natural terrain.

6. Maintain a reasonable balance between the costs of municipal services to land and its uses, and the municipal income derived from land, improvements and use.

7. Encourage maintenance of all land and improvements in a safe healthful and attractive condition.

The usual distinction between short and long term goals and objectives appropriate for communities with more diverse existing land uses is not significantly applicable to Walnut. Generally, the foregoing goals and objectives are equally applicable to the short term and long term. This is true because the community is less than one-fourth developed, and existing development is of good quality, capable of continuing usefulness without transition to other forms.

The short term objectives focus on the procedural considerations necessary to insure an orderly transition from Walnut's present level of development to total fulfillment of its General Plan. In particular, it is the community's objective to secure adequate public support facilities and a balance between private development of the community and the physical capabilities of the City as it is maturing. It is also desirable to identify and implement interim land uses consistent with the long term goals and objectives for the community. For example, it is possible, under arrangements mutually acceptable to the City and the effected property owner, for placement of certain lands in interim open space uses, recognizing that ultimately the open space use will be relocated or replaced by the ultimate planned land use for that location.

DESCRIPTION OF LAND USES

While maintaining its low density single family residential character, Walnut desires to provide for a compatible amount of commercial and industrial development in the community.

The industrial land uses are centralized in the single 141 acre area shown on the general plan map. The industrial uses hopefully encouraged for this area should be consistent with the recently created projects within the neighborhood. Also, they should be high grade uses compatible with the residential character of the near-by neighborhoods. The permission and encouragement of commercial activity in the industrial area will give the community a broader commercial land use base and further act to encourage industrial land uses with characteristics acceptable to the immediate neighborhood and nearby areas.

The commercial development provided is primarily designed to accomodate the professional and other services and convenience retail support land uses appropriate for this primarily residential community. The citizenry and community leadership have expressed the consensus that it is not desirable to seek out major shopping facilities for inclusion in the immediate community. It is recognized that the establishment of such facilities creates traffic generation and operational disadvantages which outweigh the conveniences and the advantages of having these kinds of facilities nearby. Therefore, the needed commercial land use areas are primarily for convenience shopping and service facilities such as are customarily provided in neighborhood shopping centers.

A larger commercial area in the vicinity of Grand Avenue and Valley Boulevard is desirable. It can be substantially separated from adjacent residential land uses, and it would be in a location to serve and in turn be supported by an adequate marketing area. The County of Los Angeles Office of the Sheriff has reaffirmed their earlier preference for locating their proposed Walnut Valley Sheriff's Station in this area if it is to be located in the City of Walnut.

A third category of commercial activity should be encouraged. This is the provision of commercial recreational facilities within residential areas of the community. While no specific locations are shown on the general plan map, the City encourages the location of these facilities within hillside residential single family area developments according to approved specific plans which do define the location and nature of the commercial recreation facilities. The intent is to encourage integration of a recreational facility such as an equestrian center, a tennis-swim facility, a golf course, etc. as the focal point of one or more residential developments almost anywhere within the community. The compatibility of the commercial recreation activity within the residential neighborhood could be controlled by provisions for its development and operation as part of the above-mentioned specific plan for a particular development.

Residential land uses are proposed for the areas shown on the general plan map. In addition to the provision of low density residential (i.e., "General Residential") land uses for the majority of the substantially developed portion of the community, it is suggested that a "hillside single-family residential" classification be created for the bulk of the remaining undeveloped portions of the community.

The portions of the community which are proposed for the general residential category are those where it is believed that the logical extension of the existing pattern of development into nearby undeveloped areas is the most desirable style of development.

The hillside single-family residential category is provided for several substantial areas as shown on the general plan map. In fact, these areas comprise over 95 percent of the presently undeveloped residential land area of the community. The intent of this land use category is to provide for single-family residential developments designed at low density levels. Maximum consideration should be given to the physical, environmental and social characteristics deemed desirable for preservation and inclusion in developments permitted in these areas. Provision should be made for the various forms of recreation and open space land uses so that these areas are complementary or integral parts of the residential development.

A maximum dwelling unit per acre assignment is proposed within each area. The proposed maximum level of development is arrived at after determination that the nature of Walnut as a suburban residential area with a rural character can best be preserved by evaluating the development capability of the remaining undeveloped portions of the community in terms of the following determinants:

1. TOPOGRAPHY: The capability of the land to accommodate residential development while retaining its present topographic character or by moderate modification to an acceptable alternative topographic character is a primary determinant regarding its intensity of development. Recent developments in several areas of the community demonstrate that mass grading of virtually or literally all of the development project area substantially alters its topographic character.

The methodology used to evaluate the area's topographic capability utilized the relative slopes of land within the area as identified by an earlier analysis (Slope-Density Study, Stage I, January 1975, William Spangle and Associates). These relative slopes were classified into categories and the portion of the area in each category was measured. Next, a dwelling unit density range was selected consistent with the objectives of this plan and the development experience of the community. The range of values is set forth in Table A below.

A weighted composite yield was then calculated for each area. This amount was then evaluated and adjusted after consideration of the other determinants.

TABLE A

SLOPE CLASSIFICATION - DWELLING UNIT DENSITY RELATIONSHIP

SLOPE CLASSIFICATION (as percentage)	UNIT DENSITY (dwelling units per acre)
0 - 5%	4.0
5 - 15%	2.8
15 - 30%	1.8
more than 30%	0.25 - 0.50

2. OPEN SPACE DESIRES: The rural character of the community is directly related to its predominant present-day pastoral land use wherein most of the area is undisturbed, fallow, or devoted to grass crops or grazing. The desired preservation of this characteristic requires that significantly high percentages of remaining undeveloped areas be devoted to some form of open space. It also follows that the open space forms will vary in level of development and in ownership or control. Selection criteria includes an area's role as a vista from critical vantage points within the community as well as scenic corridors along opportune portions of arterial streets.

Also related to the open space concept is the desire to reserve environmentally sensitive areas with particular attention to resident wildlife and vegetation.

3. NATURAL CONSTRAINTS: The above mentioned environmental considerations, seismic safety, soil stability and water courses also influence the capability of areas to be suitably developed.

4. PUBLIC SERVICES: The City's adopted lifestyle in the form of a suburban low density residential community carries with it a built-in ceiling on all governmental revenues directly and indirectly related to land uses and population. In order to remain economically viable, local government must carefully evaluate its priorities regarding public services and recognize limitations on its ability to underwrite discretionary services.

An offsetting consideration is the opportunity to plan for recreation facilities, school sites, utility service, transportation systems and community amenities consistent with the planned intensity of land use. The planning opportunity not only allows for frugal use of the community's economic resources, it also assists in the conservation of natural resources and energy resources.

Suggested guidelines for some of the hillside single-family residential areas are as follows:

AREAS A AND B. West of the Lemon Creek water course, preferable development areas are the ridges and the gullies. Moderate grading would provide many view home sites. Circulation and access is recognized as a potential limiting constraint. East of the Lemon Creek water course, deep ravines, difficult access problems and limited grading flexibility characterize this area. Ridge and gully development should be required.

AREA C. Access to the southerly portion of this area is good, but the Buzzard Peak area has very limited accessibility. Development should be focused in the southerly and extreme northerly portions of this area.

AREA D. Access is good. Designated open space and recreation facilities should be adapted to the natural terrain to maximize preservation of the area's present character.

AREA E. Because portions of the area consist of steep sidehill slopes undesirable for development, residential uses should be limited to the ridge areas and the gullies. Provision in any development plan should include consideration of the Lemon Creek watercourse into natural areas, parks or park linkage corridors. Also, the various highway elements within and adjacent to this area will require special design consideration.

AREA F. Moderately good access and relatively small ownerships characterize this area. The potential for extensive grading should be carefully controlled. The application of the City's present auxiliary use relating to animals should be maintained and extended within this area consistent with its compatibility with healthful and high quality residential uses.

AREA G. The lower portions of this area have greater development potential than the ridges on the eastern boundary. Limited grading of the easterly portion should be encouraged.

AREA H. While not as rugged as most other portions of the hillside single family residential area, this area still requires that careful design consideration be given to existing topography and drainage conditions as well as to future traffic circulation. Design features which enhance compatibility of proposed hillside single-family residential land uses with other land uses for adjacent areas should be included in all development plans.

Several considerations deserve mention here as they directly relate to land use. The Consolidated Fire Protection District prefers to define future additional station locations and fire protection needs on the basis of actual development rather than advance planning data. This policy should present no problem to the community.

The future demand for allocation of land areas to agricultural uses will be limited by economic and incompatible use considerations. However, it is desirable to reserve the capability to accommodate acceptable agricultural activities as part of the community's open space areas. This concept is incorporated in the Environmental Resources Management Element.

School site requirements have been developed after communication with the two school districts serving the area. Four additional elementary sites are anticipated within the Walnut Valley Unified School District, and two similar sites are anticipated within the Rowland Unified School District. These sites are generally located on the general plan map.

It is noted that a small portion of the City is within the Pomona School District boundaries, so that the City is actually served by three different districts. Any opportunity to modify district boundaries so that the City is served entirely by the Walnut Valley Unified School District should be supported by the City. Such a change would benefit community identity, facilitate social and recreational programming and enhance the opportunities for well coordinated local government-school district joint efforts.

The City is also served by two water purveyors, the Walnut Valley Water District and the City of West Covina municipal water system. It is not practical to merge these two systems. While both systems are capable of expansion to serve undeveloped portions of the City, the hilly terrain will make it necessary to allow for an extraordinary number of reservoir sites. The Walnut Valley Water District has indicated a need for four additional sites to serve ultimate development. The City should work closely with the District to insure that reservoir location and design considerations give attention to open space and aesthetic standards as well as to functional standards. Also, the City should require that any domestic water service to the area north of the Mount San Antonio College campus be provided by the Walnut Valley Water District.

The population and building density characteristics suggested by this Plan are set forth in Table B, page 25. The maximum ultimate population is estimated to be 29,993 based upon the present level of development and projections of desirable maximum density of land uses for the remaining undeveloped area. This ultimate population figure will be reduced as development occurs as a result of the use of a portion of the undeveloped areas for public facilities such as publicly held parks and natural areas, school sites, churches, etc. Assuming the preservation of the Buzzard Peak natural area (120 acres), the proposed parks as set forth in the Environmental Resources Management Element (230 acres) and the areas devoted to additional school sites (60 acres), an adjusted estimated ultimate population of 27,680 is more realistic.

Housing form as well as density can impact upon the community's desire to preserve its present rural character and nature. Therefore, single-family detached residential dwelling units are believed to be the housing form most compatible with this community goal. It should be noted that this does not preclude provision for a wide range of housing types which can be made attractive to the broadest spectrum of the socio-economic elements of the community.

The relationship of the proposed land uses to the social, environmental and economic objectives of the community is very close. The environmental considerations are discussed in detail in the Environmental Resources Management Element; however, it is appropriate here to recognize the close interrelationship of that element to this Land Use Element. The amount of open space, its location, and the form that it takes all go together to critically influence the nature of the community in its final form. Therefore, careful thought has been given to the preservation of open space so as to preserve the rural character of the community without placing an undue economic burden upon the residents.

TABLE B

POPULATION AND DWELLING UNIT CHARACTERISTICS

CLASSIFICATION	AREA IDENTIFICATION	AREA (AC.)	UNIT DENSITY (DU/AC)	DWELLING UNIT CAPACITY	POPULATION CAPACITY @ 3.48 PERSONS/DU
Hillside Single-Family Residential	A	560	0.6	336	1,170
"	B	340	1.0	340	1,180
"	C	540	0.6	324	1,130
"	D	740	2.5	1,850	6,440
"	E	270	1.0	270	940
"	F	480	1.3	624	2,170
"	G	400	2.2	880	3,060
"	H	140	3.0	420	1,460
General Residential		310	1.5	465	1,620
Existing Single Lots		1,916*		650	2,262
Existing Population		*		2,459	8,561
SUB-TOTALS		5,696		8,618	29,993
Additional Public Land Uses		(457)		(666)	(2,313)
TOTALS		5,239		7,952	27,680

* includes both existing single lots and existing population.

Finally, the social and economic goals and objectives of the community are fulfilled. These are stated to be the achievement of a suburban residential community offering housing to a wide segment of the population. It is believed that within the development guidelines suggested for each of the areas, it is possible to encourage development which would create a wide variety of housing meeting a broad range of economic capabilities as well as social and aesthetic preferences.

The economic goals of course are focused to the achievement of the primary land use goal. Therefore, the City is exercising its option to reject the concept of a "balanced" community where the effort is made to allow sufficient areas for industrial and commercial land uses so as to maximize assessed valuation. The community recognizes a greater value in preserving its aesthetics and environmental characteristics. Further, it realizes the so-called advantages of a "balanced community" are rarely achieved.

As stated in the introduction, approximately 76 percent of the land area in the City is vacant and approximately 69 percent of that remaining area has slopes in excess of 15 percent; therefore, specific features can be designed into future land use developments so as to maximize the compatibility of these developments with the topography, prividing physical safety and aesthetic enhancement to the community. Also, five property owners own major holdings ranging in size between 400 to 900 acres each. This unique situation can have a great positive impact on future development in the City.

GUIDE TO IMPLEMENTATION

The adoption of the General Plan does not terminate the planning process, but rather signals the beginning of activities to bring into fruition the realities of the goals and objectives of the various elements.

The land use element is implemented to a major degree through zoning and land use controls and through precise planning rules and regulations. While it obviously is necessary to formulate these controls and regulations after adoption of the general plan, the City is fortunate in that many essential provisions can be accomplished by implementing existing laws and ordinances and by relatively minor additions to existing ordinances and standards. The major implementation measures necessary include the State Law regarding local planning and zoning regulation, the City's zoning ordinance, the Subdivision Map Act and the City's subdivision ordinance, the Building Code and various additional local ordinances, regulations and standards.

Specific plans, as provided for in the State Planning and Zoning Law (Article 8, Chapter 3, Title 7 of the Government Code), should be utilized to administer the development of large landholdings. The specific plan is a further refinement of the various elements of the general plan including

but not limited to location of housing, open space, recreational facilities, educational facilities, public facilities and buildings, including the location of flood plains or excessively steep or unstable terrain where no building will be permitted in the absence of adequate precautionary measures. Through regulations and conditions, it can also provide for proposed streets, building density standards, permissible types of construction, and utility standards. Open space requirements, conservation of natural resources and stream channel land use controls are also permissible.

Procedurally, the specific plan is prepared and adopted by the City, not the developer. The approval is in the form of a City Council-adopted ordinance or resolution following Planning Commission approval by resolution. Both bodies hold a public hearing on the proposed specific plan. Also, the City Council establishes administrative rules and procedures for application and enforcement of specific plans.

The specific plan process has a long-term advantage in that it will constitute an understanding by the property owner, the City and future homeowners of what type of development is contemplated on the particular area. The process provides the City with an improved means to promote creative and imaginative well-planned neighborhoods. Developmental problems in hillside areas can be reduced and alteration of the natural terrain can be minimized.

The City's zoning ordinance should be revised to reflect the conclusions of this general plan, and an additional zone should be developed to implement the hillside single-family residential classification. Principal provisions of the addition should include:

1. Require preparation of a specific plan or a development plan for intermediate and large project proposals.

2. Set forth design guidelines and policy statements regarding development standards.

3. Identify permitted uses (e.g. single family, detached residential housing) and accessory uses (e.g. commercial recreation).

4. Establish standards of development. This section should include provision for minimum lot sizes, minimum pad sizes on smaller lots, a lot size averaging requirement, and provisions for building location, average building sizing, etc.

Other provisions could encourage homes to be constructed with the terrain on large lots to minimize grading, and encourage first priority development of the valleys and lowlands, giving secondary priority to the development of ridges, and preserving the steeper hillsides as privately held open space. Allowance could be made to modify development standards on estate size lots so long as public health and safety can be preserved.

A provision should exist so that once a subdivision is recorded, further development is prohibited in order to maintain the density provided in the element.

5. Provision for privately held park link corridors, natural areas and landscaped areas should be included.

Special design consideration should be given to both commercial and residential development projects where any portion of the project boundary abuts another land use. Suitable design amenities should be provided to accommodate the transition in land uses. Where commercial and residential land uses are coterminous, buffer areas of open space, public or private, should be considered. Other design features, such as building siting, driveway and parking locations, landscaping, graded slopes or mounds, and protective walls should be incorporated as appropriate toward creating a mutually compatible interface, between these differing land uses.

Alternative forms of zoning control have been studied in connection with the preparation of this Plan. The slope-density type zoning has the advantage of establishing a relationship between topography and the density of development. While this is the second best alternative to the recommended hillside residential single-family zone, its disadvantages are significant. First, the fixed relationship between slopes and densities eliminates the opportunity to differentiate between various forms of topography and parcel configurations. Secondly, the slope-density ordinance approach encourages mass grading of the developed portion of any project area.

The least desirable alternative is retention of the conventional zoning ordinance focused on control of minimum lot size alone. This approach achieves the control of maximum intensity of land use but it provides very limited design flexibility. Limitations are forced upon open space forms, street patterns, grading requirements and utility demands.

Despite the above-mentioned disadvantages, these alternative implementation methods are available if for any reason the preferred hillside residential single-family classification can not be implemented.

While industrial and commercial land use areas are limited, care must be exercised to insure high quality development. Performance standards are desirable for items such as landscaping, design criteria or theme, setback, and adequate off-street parking requirements.

The subdivision ordinance regulates the standard of development for the physical improvement of the land. Provision is presently available in the ordinance to modify development standards where there are extenuating circumstances such as hillside developement, estate size development or other incentives to create a better environment. The ordinance should be revised to agree with State Law and with the conclusions of this General Plan.

The grading ordinance provides for minimum requirements to safeguard the health and safety of the community. The City's grading standards should be expanded to require the inclusion of contouring cut and fill slopes and the possibility of requiring minimum gradients depending on the height of the slope where appropriate.

There should be continued use of the site plan and architectural review process presently required for all potential development to provide the City with a method of providing design criteria for all types of uses.

CIRCULATION ELEMENT

C I R C U L A T I O N E L E M E N T

IDENTIFICATION OF CIRCULATION NEEDS AND ISSUES

This circulation element consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, and terminals and facilities, all correlated with the land use, environmental resources and other related elements of this General Plan.

Adequate circulation facilities are necessary for the movement of people and goods in and about the planning area as well as the transit of people and goods through the planning area. The regional circulation needs are defined regarding highways by the County of Los Angeles Master Plan of Highways, as amended August 14, 1975. The regional public transit needs are under continuing study toward the objectives of improving rapid transit capabilities and providing adequate local intermodal transfer facilities. This latter activity is conducted by the Southern California Rapid Transit District.

Internal circulation needs are defined by land uses, the need for access and mobility, and a sense of identity. The land use considerations include attention to the traffic generation needs created by each type of land use plus the special generation needs of employment centers, schools and major recreational activities.

Issues influencing the community's circulation planning are of particular importance. The fundamental goal to preserve the rural character and suburban residential nature of the community directly impacts upon the circulation system. This goal can be achieved by giving attention to the form and extent of the street patterns as compared to the total elimination of a circulation segment. Further, the topography of the planning area strongly influences the circulation element in part because its physical form limits the location options of major streets. Also, the community desire to preserve the natural topography with minimal mass grading and to provide scenic corridors are issues to consider in the implementation of this element.

Finally, there is the community desire to carefully integrate into its circulation system adequate provisions for pedestrians, bicycling, and horseback riding wherever possible.

GENERAL POLICY

The policy of the City of Walnut is to continue its role as a suburban residential community and to preserve its rural character. The adopted goals of the City of Walnut Circulation Element are:

1. Provide a circulation system which is consistent with and will support the desired suburban structure and which is responsive at both the local community and the regional level to economic, social, energy conservation, and environmental needs.

2. Provide for local scenic routes developed to preserve and enhance the beauty of Walnut with provision for land controls to regulate urban development along these routes.

3. Give consideration to convenient and safe paths for pedestrian, and bicycle travel as alternative forms of transportation.

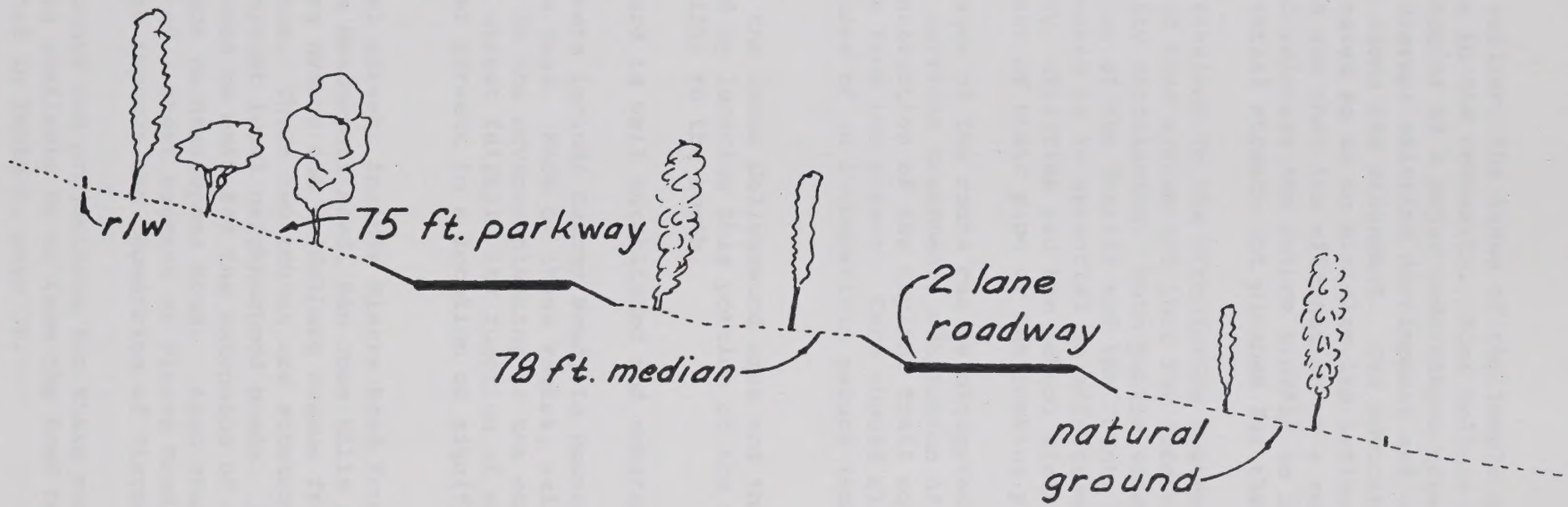
DESCRIPTION OF THE PROPOSED CIRCULATION SYSTEM

The street system provides major streets, secondary streets and important local streets necessary and desirable to provide for the movement of people and goods through and within the planning area.

North-south major streets include the established segments of Nogales Street, a portion of Lemon Avenue and Grand Avenue and the proposed extension of Lemon Avenue and San Dimas Avenue. Lemon Avenue between La Puente Road and the future extension of Temple Avenue is desirable in order to support the role of Lemon Avenue as one of the primary arterials from the south, including hopefully a future connection with the Pomona Freeway. Internally, this segment would provide direct access to the central portion of the community from the northerly hillside residential areas. It should be located so as to minimize its impact on the terrain it is crossing and its cross section should be tailored to respond to adjacent land uses as well as traffic needs.

San Dimas Avenue is desirable in order to provide circulation between Walnut and the San Bernardino Freeway, the Bonelli Regional County Park and the City of San Dimas. The two school campuses of California Polytechnic University at Pomona and Mount San Antonio College represent major traffic generators, and an interchange connection of the San Bernardino Freeway and San Dimas Avenue would materially improve ease of access to and from the school sites. It also would relieve alternate routes including Grand Avenue and Temple Avenue.

Regarding east-west major streets, Temple Avenue is proposed to extend westerly to connect with Amar Road at Nogales Street. This route deserves additional study at the time specific development plans are proposed in its area. The study should address itself to location of the street to function as a major arterial while minimizing its physical impact on the terrain it is crossing. Consideration should be given to an alternative cross section for portions of this segment. A suggested section is illustrated in Exhibit 1, page 33. It provides for the desired scenic corridor, for maximum adaptation with the existing topography and for the creation of arterial street capacity without the "urban highway" appearance through special geometrics.



SUGGESTED SCENIC
CORRIDOR TREATMENT
FOR TEMPLE AVENUE
(300 FOOT RIGHT OF WAY)
EXHIBIT 1

As indicated earlier, the issue of the Temple Avenue extension is of major importance to the community. Some believe it creates undesired access into the interior of a major undeveloped area and that its arterial traffic flow will disrupt existing development and otherwise acceptable future development along its alignment. Its advocates argue that the arterial can be created so as to minimize its influence on adjacent areas and their land uses and that its elimination as a segment of the arterial street system would relocate the future traffic to inadequate minor streets or to alternate arterial streets not planned for the added traffic.

The route is retained in the circulation system because it is a basic necessary segment of that system not just for inter-city circulation, but mainly for intra-city circulation. Both public safety services to the community, the Office of the Sheriff and the County Consolidated Fire District have indicated it is essential to effective performance of their services. Similarly, utilities and the school districts look to such a route as a basic part of their pipe or bus routing plans.

The disadvantages of the route can be mitigated by design features such as the scenic corridor treatment, adaptation of the street to the topography, and construction of the Skyline Trail equestrian crossing at a separate grade from the street. Care should also be given to disallow any land uses of an incompatible nature (such as commercial uses) along the route.

Separation of the lower Collegewood area and the Temple Avenue extension is provided by locating this portion of the route near the base of the adjacent foothills to the south.

Valley Boulevard is well established and substantially improved.

Secondary streets include Carrey Road, La Puente Road, Mountaineer Road and Meadowpass Road. Each of these routes, existing and proposed, have long standing in the advance planning of the community. In each case the secondary street fulfills its function of serving as a connection between two arterial streets in a location of significance on a sub-area basis.

Important local streets include Pierre Road from Valley Boulevard north to the future Meadowpass Road, San Jose Hills Road from Grand Avenue to Heidelberg Avenue and Heidelberg Avenue from San Jose Hills Road to Temple Avenue. These two routes are substantially existing, and they serve important local neighborhood needs. Regarding Pierre Road, provision should be made for the extension of existing Pierre Road north to connect to Meadowpass Road. Also study should be given to the realignment of a short segment of Pierre Road in the vicinity of Fuerte Road so as to improve the geometrics of Pierre Road.

The traffic counts and projections for these segments of the system which have such data available to us from the Road Department or other sources are tabulated in Table A, page 36.

TABLE A

TRAFFIC COUNTS AND PROJECTIONS

STREET	1975 Average DAILY TRAFFIC	Projected Average DAILY TRAFFIC
Amar Road		
west of Nogales	9,000	18,000
east of Nogales		15,000
Grand Avenue		
north of Temple	16,800	25,000
north of Valley	14,000	20,000
La Puente Road		
west of Grand	4,400	12,000
east of Lemon	6,500 (1978)	12,000
east of Nogales	6,000	12,000
Lemon Avenue		
north of Valley	5,000	20,000
north of La Puente		8,000
Nogales Street		
north of Valley	11,000	25,000
north of La Puente		13,000
Pierre Road		
north of Valley	3,300	6,000
Temple Avenue		
east of Grand	9,400	12,000
Valley Boulevard		
east of Temple	6,200	25,000
east of Brea Canyon	15,900	25,000
east of Lemon	11,000	25,000
east of Fairway	13,600	25,000

Other modes of travel are considered an integral part of the circulation system of the City of Walnut. First, the public transit system is recognized to be providing a valuable community service and the City officials are actively cooperating with Southern California Rapid Transit District planning programs to develop additional services in this area. Due to the regional nature of the system and the complexities associated with financing and approving of improvements in it, no specific planned facilities are proposed here. The community stands ready to cooperate with Transit District proposals for improved service to the community and actively encourages such changes.

Because of its suburban rural nature, pedestrian, bicycling and horseback riding facilities are especially important to the community. These facilities are discussed as part of the Environmental Resources Element, but it is recognized that they are a vital part of the community, and inter-community, circulation system.

STANDARDS

Major streets, as the name implies, comprise the principal network for the flow of traffic. For the most part, these streets provide for four travel lanes plus a center median. Where practical, direct access from private property is denied. The adopted cross section for each major street is coordinated with the Los Angeles County Road Department's design criteria for major highways on the Master Plan of Highways.

Secondary streets provide four travel lanes, but they have no continuous center median. Again, where practical, direct access from private property is denied.

The community's major streets, secondary streets and important local streets have adopted typical cross sections applicable to their future development. These sections are on file with the City Clerk.

GUIDE TO IMPLEMENTATION

The City of Walnut is fortunate that its existing major and secondary street deficiencies are relatively minor in magnitude and an adequate implementation effort will minimize the public economic burden associated with future street requirements as the General Plan is implemented. Suggested guides include:

1. Designate rights of way in advance of development and encourage and require dedication of streets, paths and trails as part of the land development process.

2. Establish special assessment districts for street improvements, construction of bridges, provision of public transit or parking, etc.

3. Investigate the use of grant funds from regional, state and federal agencies such as the Department of Transportation and the Department of Housing and Urban Development for the provision of specialized circulation facilities such as mass transit, hiking, biking and riding trails, and scenic highways.

4. Establish planning liaison with the federal, state and regional agencies concerned with transportation to ensure the coordination of

HOUSING ELEMENT

H O U S I N G E L E M E N T

INTRODUCTION AND PURPOSE OF ELEMENT

The housing element consists of standards and plans for the improvement of housing and for provision of adequate sites for housing. The purpose of this element of the plan is to make adequate provision for the housing needs of all economic segments of the community of Walnut, and specifically:

1. To promote the provision of adequate housing for all persons regardless of income, age, race or ethnic background.

2. To promote the provision of housing selection by location, type, price and tenure.

3. To promote and insure open and free choice of housing for all.

4. To act as a guide for municipal decisions to the extent that these decisions affect the quality of the housing stock and inventory.

GENERAL POLICY

The policy of the City of Walnut is to continue its role as a suburban residential community and to preserve its rural character by striving for equilibrium in terms of population, economic activity, public utilities, educational facilities and costs of administration services and government.

The adopted goals of the City of Walnut Housing Element are:

1. Maintain a predominantly residential character in Walnut, offering a variety of dwelling types to meet diverse needs, eliminate substandard conditions, encourage the rebuilding of the older sections of the community, and achieve high aesthetic standards within the City.

2. Allow that every person has the opportunity to obtain decent and safe housing according to his personal or specific needs, and promote the growth of new residential development which will follow an orderly pattern consistent with the needs of the City and the total sub-regional area.

3. Encourage conservation of energy resources in housing construction and maintenance.

4. Assure that housing location adequately considers seismic and geologic hazards, availability of public services, ecological factors and relationships to park, recreation and open space opportunities.

The goals of the City of Walnut are coordinated with and related to those of the State and the Los Angeles County Regional Planning Commission Housing Element, as part of Walnut's effort to meet its housing needs.

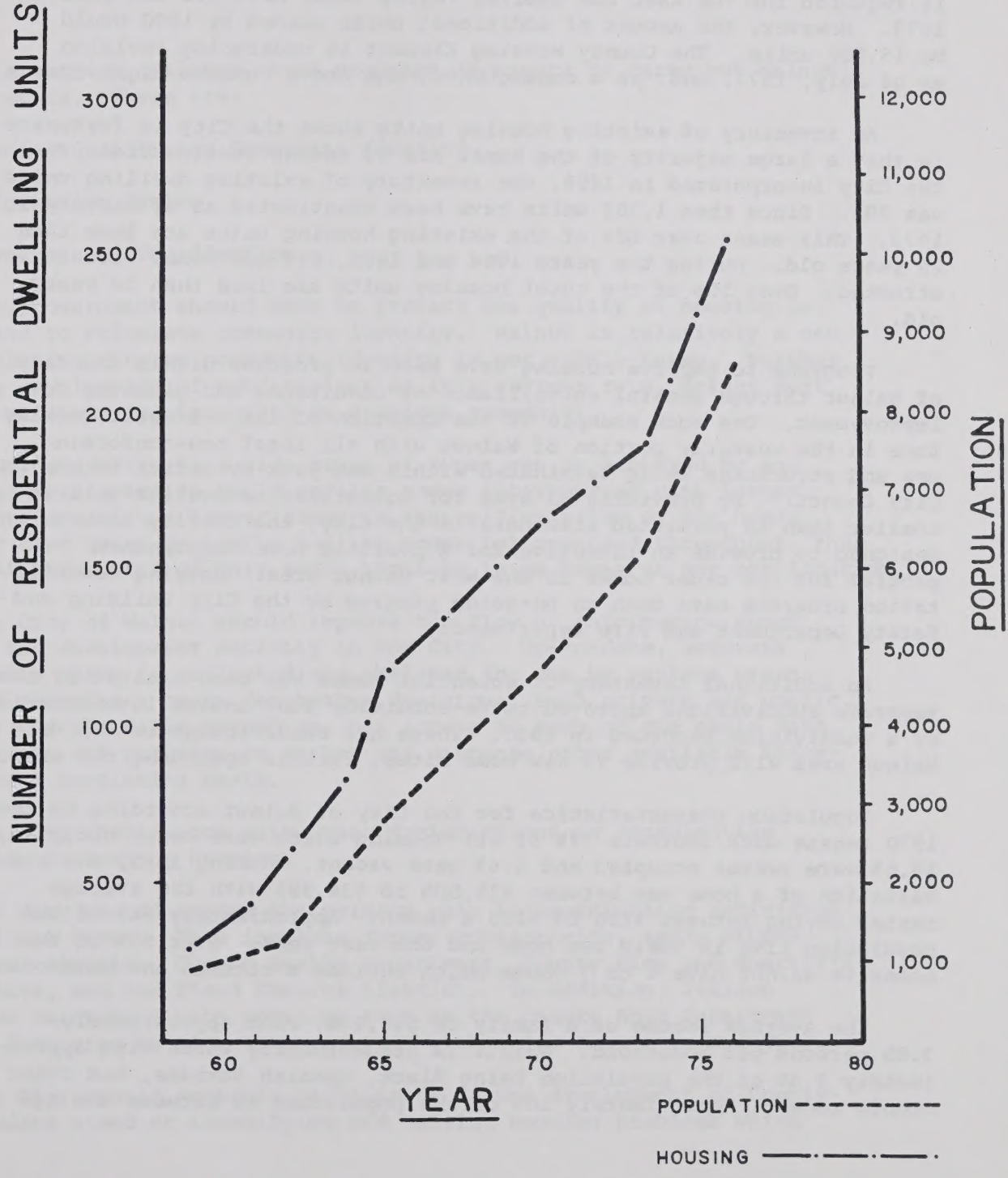
DESCRIPTION OF HOUSING PLANNING FACTORS

EARLY HISTORY. During the early history of Walnut, the area's main concern was ranching and equestrian husbandry. Although Walnut experpenced it's first subdivision during the early 1930's the project was a failure because of the inadequate lot sizes and the absence of supporting public improvements. Another early, key factor which has influenced Walnut's preservation of a rural character was the purchase of the Sentous holdings in 1935 by P.G. Winnett.

The first influence of development started in the West Walnut area. The trend was to relocate previously constructed homes on to established subdivided lots with all improvements at the owner's expense. The first group of homes to be built on subdivided land were the homes in the Camino de Rosa area on the west side of Camino de Teodoro.

The pattern of the current "subdivision era", is portrayed by the Housing and Population Growth Chart, page 43 which reveals the point of sudden acceleration in Walnut's housing development trend occurring in 1962. Approximately 90% of the total housing stock has been provided by subdivision type development since that year. This large percentage of homes constructed in a relatively short period of time, has impacted favorably on the community so far as housing needs are concerned. The dwelling units are generally of good quality and vary sufficiently in size, density, location and type to insure the ability to meet the diverse housing needs of the community. By the use of the many tools outlined in the Housing Program section of this element, the City's legislative, advisory and staff groups have utilized the controls of the building codes, zoning ordinances and the general plan, to create a viable and varied housing environment in which all segments of society can participate.

HOUSING & POPULATION GROWTH



CURRENT SITUATION. The City of Walnut is in a major metropolitan area and is a part of the East San Gabriel Valley Study Area. The General Plan of Los Angeles County has outlined ten study areas and has adopted Housing Element Maps of Los Angeles County. These maps graphically indicate the Housing Improvement and Development Policy, 1970-1990 and Low and Moderate Income Housing Distribution Policy. The study indicates that no additional low and moderate income housing is required for the East San Gabriel Valley Study Area for the year 1973. However, the amount of additional units needed by 1990 would be 15,800 units. The County Housing Element is undergoing revision as of July, 1977, and, as a consequence, the above numbers might change.

An inventory of existing housing units shows the City is fortunate in that a large majority of the homes are of recent construction. When the City incorporated in 1959, the inventory of existing dwelling units was 282. Since then 1,362 units have been constructed as of January 1, 1973. This means over 80% of the existing housing units are less than 25 years old. During the years 1964 and 1965, 614 new homes were constructed. Over 50% of the total housing units are less than 10 years old.

Programs to improve housing have been in progress within the City of Walnut through general surveillance of conditions and planning for improvement. One such example is the creation of the R-1 Rural Overlay Zone in the westerly portion of Walnut with all legal non-conforming use and structures being terminated within one year by action of the City Council. By providing an area for equestrian activities on lots smaller than is permitted elsewhere in the City, the overlay zone is designed to provide an incentive for a positive home maintenance program for the older homes in the West Walnut area. Housing rehabilitation programs have been an on-going program by the City Building and Safety Department and Fire Department.

An additional inventory of potential homes has been created by two separate subdivisions approved to re-subdivide substandard lots created by a subdivision recorded in 1930. These new subdivisions in the West Walnut area will provide 73 new home sites, further upgrading the area.

Population characteristics for the City of Walnut according to the 1970 census data indicate 77% of all housing units were owner occupied, 19.6% were renter occupied and 3.4% were vacant. During 1970, the average valuation of a home was between $25,000 to $34,999 with the average renter paying between $150 to $199 a month. Approximately 84% of the population live in their own home and the rest rent. Over 50% of the homes in Walnut have 6 to 7 rooms which include a kitchen and bathrooms.

The average income of a family is $14,988, with approximately 3.85 persons per household. Walnut is predominantly white with approximately 2.4% of the population being Black, Spanish Surname, and other ethnic races. Approximately 26% of the population is between the age of

5 years and 14 years, with the next largest age of 15 years to 24 years old, about 17.6%; approximately 71.2% of the total population of Walnut is under the age of 34 years, with nearly 54.2% under the age of 24 years.

GUIDE TO IMPLEMENTATION

This section outlines three programs necessary to carry out Walnut's housing goals. These are:

1. Housing Quality and Community Identity

2. Information System

3. Governmental Coordination

City government should work to protect the quality of housing in Walnut and to stimulate community identity. Walnut is relatively a new and developing City so community identity is not widely known. Further, with the development of subdivisions at it's current rate, Walnut must work to maintain its integrity as a unique community.

Housing quality in a wide range of types can be achieved by encouraging developers to build smaller homes interspersed with larger homes, thus creating a larger range in the selling price of the homes. The City also gains by having smaller homes interspersed throughout, thus not creating an area of only small homes or large homes at any one location.

The City of Walnut should improve the flow of information about housing and development activity in the City. Up-to-date, accurate information which is collected and analyzed for use by various organizations provides a basis for better decisions, both private and public. The City, in its daily operation, has access to much of the basic data, and it is in the position to gather and dispense other available information on a continuing basis.

The City should work with other jurisdictions in coordinating activities concerning housing.

1. The City should assume the primary role in coordinating activities at the local level. This involves formal contact with, among others, the school district, County Health Department, County Fire and Sheriff's Departments, and the Flood Control District. In addition, liaison should be maintained with agencies such as the County Road Department who may from time to time have programs with major impact on the City.

2. The City should actively participate in the development of County-wide studies aimed at identifying and solving housing problems which

involve the entire Los Angeles County market area.

3. The City should endorse those programs directed at re-examining efforts of other levels of government to rationalize approaches to housing problems. These may include revision of property and income tax laws, relocation procedures, housing subsidies and the relative participation of local, state, and federal levels in meeting housing needs. Individual cities can best act in this arena by pooling resources for cooperative efforts.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

CONSERVATION, OPEN SPACE RECREATION & SCENIC HIGHWAYS

E N V I R O N M E N T A L R E S O U R C E S

M A N A G E M E N T E L E M E N T

INTRODUCTION

This Element consolidates the Conservation, Recreation, Open Space, and Scenic Highway Elements as integral components of the Walnut General Plan.

Although each of these four elements have unique aspects, there is considerable overlap in their subject matter. For example, conservation measures necessary to protect and preserve rolling terrain are essential parts of the community's open space plan; open space planning directly involves the use of land for parks and recreation purposes; recreational planning must be sensitive to those conservation measures necessary to protect the City's natural resources; and scenic highways can provide open space linkages with various natural and urban forms. In short, all of these elements have something extremely important as a common denominator: the City's natural resources. For this reason, these elements are synthesized into an Environmental Resources Management Element, a guide to the management of the community's natural resources.

GENERAL POLICY

The City of Walnut considers the following policy statements to be basic in establishing programs and implementation measures for the Conservation, Recreation, Open Space, and Scenic Highways Elements of the General Plan.

1. Promote the conservation and prudent utilization of natural resources, the re-use of resources and the protection of environmental amenities.

2. Support regional management of environmental resources for such concerns as air pollution, energy consumption, and the use of natural resources, all of which affect the local level but can best be managed on the regional level.

3. Protect scenic, historic, natural wildlife, archaeological and cultural resources of this area.

4. Protect and preserve the rural character of the community by preserving selected open areas substantially in their natural state and by maintaining low intensity development.

5. Provide open space to enhance suburban form, aesthetics, and

efficiency.

6. Provide recreation and cultural opportunities for all age groups.

7. Develop and maintain a system of trails for horseback riding and hiking.

8. Develop and maintain a system of paths for bicycle travel.

9. Provide for local scenic routes developed to preserve and enhance the beauty of Walnut with provisions for land controls to regulate urban development along these routes.

10. Encourage the inclusion of privately sponsored commercial recreational facilities as a part of major residential development projects.

IDENTIFICATION AND ANALYSIS OF ENVIRONMENTAL RESOURCES

CONSERVATION. The purpose of the Conservation Element is to designate those natural resources within the City of Walnut deserving conservation and special development or utilization treatments. Since natural resources are of area wide significance, it is necessary for the Conservation Element to be coordinated with the responsibilities of other governmental agencies including the State of California, County of Los Angeles and adjacent cities.

Areas of Natural Scenic Beauty

Many of the natural water courses and canyons within the San Jose Hills are inherently beautiful. The native chaparral includes Black Walnut, Christmas berry (Toyon), Sycamore, sumac, sage and willows. These plants, in conjunction with a relatively more abundant water supply, create a natural environment that is conducive to a biotic balance of flora and fauna. Representative portions of these areas should be preserved or improved to standards which provide for continuity of these physical and aesthetic characteristics. The Buzzard Peak area and the Lemon Creek and Grand Avenue water course areas are especially outstanding and worthy of preservation.

Air Quality

The City of Walnut is within the Los Angeles Air Basin. Consequently, it is essential to the citizens of Walnut that miximum support be given to

regional air quality improvement. Air pollution is of great concern to the people of Walnut. The City's location in the Walnut Valley subjects it to some of the highest levels of air impurities that can be found in the Los Angeles Metropolitan Area.

The proposed life style of the Walnut community can be best served if air pollution is controlled. Walnut presently experiences the effects of smog because of automobile engine emissions and stationary sources. Practically all of these contaminants originate outside the boundaries of Walnut; therefore, relief from smog will depend on forces outside the City's own capabilities.

However, there are some local programs which the City can initiate. High performance standards on possible stationary air pollution sources would have an incremental beneficial effect on the entire air basin and should not be overlooked. Local action such as encouraging transportation modes as an alternate to the automobile like biking and hiking is a starting point.

Paleontology

Within the San Jose Hills in Walnut there are certain fossil bearing rocks. These marine fossiliferous formations are from the Puente Formation of the upper Miocene. Specifically, fossil bearing shale and siltstone is persistent in the Yorba and La Vida strata. There may be some fossiliferous materials in the fernando formation of Pliocene age.

Paleontological sites yield specimens of fossil flora and fauna which can increase our data bank of scientific knowledge. It is especially important to avoid needless destruction of remaining paleontological specimens. If there are indications of paleontological remains, opportunity should be provided for qualified evaluation of the location before it is disturbed.

Archaeology

Scattered evidence suggests the antiquity of Man in Southern California may exceed 20,000 years. Presumably these early populations were small groups whose economy was focused on collecting and hunting. These early populations were relatively mobile, exploiting large territories.

By 8 to 10 thousand years ago populations were becoming more sedentary. Base camps were located along the coast and in the foothills of

interior valleys. Between 15 and 60 people were based at a village, but the territory utilized by a given group remained relatively large. Inter-village interaction was restricted to local exchanges.

With the possible exception of oaks (acorns) and deer the majority of valley and foothill food resources, important in the aboriginal diet, were exploited by 8,000 years ago. The basic economy of collecting persisted until the arrival of the Spanish in the 16th Century A.D.

Over time population size and density grew, use of food resources and raw materials were intensified, social relationships became more complex, and intricate exchange networks developed between villages, tying together the major geographic regions of Southern California. Populations based in the Walnut vicinity had trade agreements with coastal-based populations and populations based to the east, who in turn traded with desert peoples. A village population in the Walnut vicinity, at the time of first European contact, ranged from 60 to 200 people. Historically this region fell within the territory of the Gabrielino. Walnut was probably on the eastern margin of a politic and economic interaction sphere centered on the San Gabriel River.

Arrival of the Spanish and the establishment of the mission system brought about a rapid decline in aboriginal populations and aboriginal patterns of land use. Animal husbandry and agriculture were introduced to Los Angeles County by the Spanish. The major impact of the mission system upon the Walnut area was the relocation and dissemination of aboriginal peoples. In 1833 mission land was secularized, this lead to the development of large ranchos. Agricultural development occurred about dwellings and cattle grazed over large tracts of land. After California became a U. S. territory, many of the large Spanish land holdings were broken-up; this was a major factor in the founding of numerous towns. Expansion of the railroad and other systems of commerce and communication brought Southern California out of rural isolation and into the 20th Century.

The one recorded site of archaeological significance within the City is located approximately 3/10 of a mile north of the intersection of La Puente Road and Lemon Avenue. This may be a large site which should be protected and preserved.

Since the majority of Walnut is undeveloped, care should be taken to inspect each proposed development for items of archaeological significance. The value of each place of archaeological significance should be carefully evaluated in its relationship to this resource within the entire Los Angeles County.

RECREATION. Planning for recreational facilities is an integral part of the environmental resources management element of the City. The provision

of an area and neighborhood park system, natural areas, an extensive equestrian and hiking trail system, bicycle trail system, community activities facilities and City-School coordinated use programs all combine to potentially provide an extensive, coordinated recreational capability highly consistent with the needs and desires of the community. The land areas utilized for recreational facilities are further bolstered by the various forms of open space reserves discussed elsewhere in this element. Finally, the encouragement of privately sponsored commercial recreational facilities as a part of major residential development projects will add additional recreational capability to the community. Recreation facilities for swimming, tennis, equestrian activities, golf or racket ball are examples of the types of commercial recreation the Community encourages being incorporated in major residential projects.

Walnut Park System

The present park system objective is to acquire and develop parks on the basis of established criteria for the types of parks needed. Space requirements are to be achieved while maintaining to the greatest extent possible the natural characteristics of the rolling terrain and the natural flowing creeks. Site selection should be based upon specific needs in the community, natural environment, and historical value of the site. It is important that whenever possible, equestrian, biking, and hiking trails be incorporated within and provide linkage between the parks. Park facilities should also accommodate the indoor and outdoor recreation activities that existing and future programs will require.

Area parks are intended to serve large segments of the City and contain a full range of recreational facilities and features. They are upwards of 100 acres in size, and, they may incorporate historical and natural elements of the area in addition to recreational facilities. Swimming pools, multipurpose recreational buildings and tennis courts are the kinds of facilities which may be located in area parks. Game fields, picnic and passive areas are important features too.

Neighborhood parks range from three acres to twenty acres in size and they are designed to service the neighborhoods in which they are located. Game areas and places for picnics are basic components. Neighborhood parks seldom have facilities such as gymnasiums or swimming pools which would attract visitors from outside the immediate neighborhood. These parks should be easily accessible and provide an important open space relationship to the adjacent residential areas. Neighborhood parks, whenever feasible, should be located adjacent to schools and should be linked to the City trail system.

Mini-parks are usually of a size ranging from a single-family lot to three acres. They are designed to provide specialized play facilities for young children, but they can be designed to fit any recreational need within their neighborhood. The size and location of tot lots is determined primarily by the availability of vacant land.

Location, size, number, and character of parks and facilities should be based upon the desires, needs and financial capabilities of the City of Walnut. The need will exist to carefully review neighborhood and tot lot park proposals as provided in this element at the time the concerned area is developed. Location or size adjustments, deletions or other modifications may be approved consistent with the total recreational provisions of this plan.

Park planning standards should project and accommodate existing and future population and recreation trends. Community parks, community buildings, and community aesthetics should be provided as they relate to social and environmental needs. Present and future needs include parks, community center buildings, and other facilities for all age groups and recreational interests of the community. Facilities must be constructed which are creative in design, attractive, and inviting.

Existing and proposed park facilities are delineated on the Open Space Conservation and Scenic Highway Map, and comments regarding these facilities are set forth following their tabulation, Table C, below.

TABLE C

EXISTING AND PROPOSED PARK SYSTEM

	FACILITY	NUMBER OF ACRES
Area		
A-1	Central park	100.00
A-2	Collegewood	63.00 (23 existing)
Neighborhood		
N-1.	Suzanne (existing)	12.48
N-2.	Lemon Creek Bicentennial (existing)	2.8
N-3.	s/o La Puente & n/o Valley	15.00
N-4.	Butterfield (existing)	4.42
N-5.	e/o Grand & n/o Valley	10.00
N-6.	n/o Temple & w/o Lemon	10.00
N-7.	w/o Grand vic. Shadow Mountain Rd.	7.00
		61.70
Mini-Parks		
T-1.	Acaso Drive	1.92
T-2.	Camino Arroyo	2.72
T-3.	West Walnut - Valley Boulevard	0.10
T-4.	Heidelberg Park	0.10
		4.84
	Total Park System	229.54 Acres

In addition to the 2,000 acre Frank G. Bonelli Regional County Park there are four other regional parks already planned to serve the area. Otterbein, a 600 acre park located at Colima Road and Azusa Avenue, is expected to open in the next five years. The City of Industry now has under construction its Industry Hills Civic-Recreation-Conservation area, consisting of 554 acres. The Spadra Sanitary Landfill and the BKK Landfill are also programmed for ultimate use as park sites.

A major feature of this plan is the acquisition and development of a one hundred acre park in the central area as one of two proposed area parks. To the extent that the selected park site includes historically valuable structures or features, they should be preserved. Of particular importance are barns, old adobe buildings, mature vegetation, significant water courses and features offering an historical link to the cultural heritage of the City.

A second area park is proposed in the Collegewood area. This proposed park is approximately 63 acres in size and is centered at the intersection of proposed Meadowpass Road and Temple Avenue. A 23 acre portion of the proposed park, adjacent to the Collegewood residential development, was acquired by the City in 1976. There is also the possibility of locating a par three golf course at this park.

Neighborhood parks are proposed at various locations throughout Walnut. The precise location and exact shape should be based upon the needs of the adjacent neighborhoods. The development timing is predicated on rate of subdivision activity.

Suzanne Park, approximately twelve acres in size, is located adjacent to Suzanne School south of Fuerte Drive and west of Suzanne Road. Presently this is the only multi-purpose park in the City of Walnut and it essentially serves the entire City. Facilities at this park include a competition size horse ring, two boys' baseball diamonds, a snack shop, and restroom facilities. This park is geared primarily for horseback riding and baseball. Improvements that are recommended include additional parking for the horse trailers and night lighting on the ball fields. Additionally, several equestrian trails are planned to connect this park with other recreational areas. Because of its location and popularity, any opportunity to expand this site should be given enthusiastic evaluation.

A 2.8 acre portion of the ten acre Lemon Creek Park proposed west of Lemon Avenue and adjacent to the creek has been dedicated. Subsequently it was developed with the help of the Seabees, the Women's Club and a total community effort. This park will be increased by additional acreage adjacent to the creek. The park will incorporate the natural characteristics of the creek. Existing features which remain include large trees, heavy vegetation along the creek banks and the main old structure.

Another neighborhood park of approximately 15 acres is proposed between La Puente Road and Valley Boulevard west of the intersection of Grand Avenue and La Puente Road.

A mountain top park of approximately fifteen acres is proposed north of Suzanne Park. This area is presently inaccessable by way of public roads.

East of Grand Avenue and north of Valley Boulevard, a ten acre park is proposed. This neighborhood park would be located in a north/south saddle half way up the slope of the west side of the hills.

Mountaineer Park is to be located along the hills on the north side of Mountaineer Road. This ten acre park could have an access corridor to the crest trail system near Buzzard Peak.

North of Temple Avenue and 800 feet west of Grand Avenue an even, sloping rectangular vacant parcel exists. This approximate five acre parcel would serve the area well as a neighborhood park.

A neighborhood park located at the southwest corner of Temple Avenue and Lemon Avenue would function quite well as a neighborhood park when development occurs in this area.

A park on the north side of Temple Avenue west of Lemon Avenue would serve as a neighborhood park. Linkage corridors in combination with the trail system would naturally create a riding, hiking trail terminal at this ten acre site.

In 1976 the City acquired a seven acre park site adjacent to Grand Avenue and east of Shadow Mountain Road. It has potential use as a wilderness park providing opportunities for passive recreation, hiking trails and picnicking.

Three smaller park sites in the western portion of Walnut have been dedicated to the City as part of the development of this area. While classified as tot lots, other facilities are planned at these sites so as to maximize their general recreation utility.

Most of the above-mentioned parks are linked by equestrian and/or bicycle-hiking trails. Some of these trails have been in use for a long time and several other elements of the system have been provided as part of recently completed subdivision developments.

Natural Areas

Five areas are recommended to be retained in their natural state. These areas are shown on the Open Space, Conservation, and Scenic Highway Map, and their sizes are tabulated in Table D, below. Four of these areas follow the east/west San Jose Hills ridge line in the northern portion of the City and the fifth is north of the presently developed Gartel-Fuerte area. These natural areas are characterized by steep slopes, rugged terrain, steep canyons, drainage swales, and native vegetation. In addition, it is proposed to preserve several outstanding groves of sycamore trees in the northern portion of the City just north of Mountaineer Road. Finally, as discussed in the portion of this plan devoted to open space, these natural areas are proposed to be linked by park linkage corridors in order to provide aesthetic value, avenues for equestrian and hiking trails and opportunities for wildlife to migrate through the area.

One of the proposed natural areas, the Buzzard Peak area, is of such scenic and environmental significance as to deserve preservation of approximately 120 acres as open space. Buzzard Peak itself is the highest point in the City with an elevation of 1,375 feet. The area has been identified as one of three areas in the hilly region of eastern Los Angeles County which still supports a relatively undisturbed growth of vegetation representative of the once widespread community common to this area.

TABLE D

NATURAL AREAS

	DESCRIPTION	AREA IN ACRES
NAT-1.	Buzzard Peak	120.00
NAT-2.	w/o Lemon	5.00
NAT-3.	e/o Lemon	15.00
NAT-4.	w/o Grand	30.00
NAT-5.	n/o Suzanne Park	50.00
		220.00

A second area should be considered for preservation as a natural area if it is not acquired as an area park site. The location is the Lemon Creek water course north of La Puente Road including its two branches northwesterly and easterly, respectively, from their juncture within the Winnett Ranch property. The proposed natural area

should include the full site of the archaeologically significant camp site near the east branch.

Equestrian and Hiking Trails
Bicycle Trails

High in the City of Walnut's priorities since the incorporation of the City are plans for riding and hiking trails. The area has been linked to horse related activities for many years, and interest in an equestrian oriented life style has attracted many of the present residents to locate in this area. The scenic, rolling natural topography provides an ideal place for riding and hiking.

Bicycling continues to gain popularity throughout the nation. Physical fitness, recreation, and environmental programs are all in the ascendancy and are reinforcing the bicycle popularity.

The Conservation, Recreation and Open Space Map shows the various proposed riding, hiking, and biking trails. The equestrian-hiking trails total 43 miles in length and the bicycle trails total 13 miles. Some of the trails are based on older, existing, but undesignated trails. One of the proposed equestrian trails has been planned in cooperation with the County of Los Angeles Department of Parks and Recreation. Named Skyline Trail, this regional trail will link Otterbein Park and Bonelli Park. It will enter the City of Walnut approximately at the intersection of Lemon Avenue and Valley Boulevard, travel up Lemon Creek and wind through the hills, exiting the City near Buzzard Peak in the north. The balance of the equestrian and hiking trails are located to provide circulation within the community and to take advantage of other open space facilities such as parks, corridors and natural areas where ever possible.

Bicycle trails must respect terrain considerations more than equestrian trails; consequently they are located primarily in the southern portion of the City. As with equestrian trails, there are bicycle trails within the City which are part of the regional bikeway system set forth in the Plan of Bikeways, amended June 24, 1976, of the County of Los Angeles Department of Regional Planning. These regional bikeways lie along the street alignments of Nogales Street, Lemon Avenue, Grand Avenue, and Temple - Amar Road.

Both equestrian and bicycle trails should be planned and developed to adequate standards as presently adopted. Sufficient width, proper grade for drainage, and proper treatment of the trail surface are important in the design for trails. Equestrian trails should be removed from hazardous visual and audio interference. Manageable grades are necessary for bicycle trails. Careful consideration of a separated grade crossing of the regional equestrian trail at its intersection with Temple Avenue should be included

in the design of both of these facilities.

Community and School Facilities For Recreational Uses

Consideration should be given to the development of community recreation buildings which could serve the many and varied recreational and community service interests which exist in Walnut. Attractive facilities suitable for all age groups are possible to develop within one of the proposed area parks.

Overall, it is estimated that 50-60% of the school sites are usable for recreational purposes. Where possible, future neighborhood parks should be located to complement future school sites so as to provide combined facilities of maximum usefulness for recreational and educational purposes. A summary of existing Walnut Valley Unified School District facilities within the City is shown in Table E, below.

TABLE E

EXISTING WALNUT SCHOOL SITES

SCHOOL	ADDRESS	SITE ACREAGE
Walnut High School	400 N. Pierre Rd.	42.0
Vejar Elementary	20222 E. Vejar Rd.	10.0
Suzanne Intermediate	525 Suzanne Rd.	14.0
Collegewood Elementary	20725 Collegewood	8.3
Morris Elementary	19875 Calle Baja	10.3

OPEN SPACE. The purpose of the open space study is to identify areas of natural scenic beauty, recreation potential and natural resources; to develop a plan for the preservation of open space; and to coordinate that plan with the plans of other governmental agencies charged with the conservation and preservation of open space lands.

It is generally accepted that each community has varying open space needs depending on its geographic location, life style, economic freedom, and personal tastes. The spacious, rolling topography typical of Walnut causes the community to need an extraordinarily large proportional amount of open space so as to preserve this unique and most precious asset.

The conservation, recreation and scenic highways sections also give major emphasis to open space considerations, and some of the features discussed here complement provisions of these other sections.

The Open Space, Conservation and Scenic Highway Map delineates open space features such as natural areas and park linkage corridors in addition to existing and proposed parks, areas to be preserved in a natural state, equestrian, hiking and biking trails, and scenic highways. The nature and quantity of areas proposed as open space are summarized in Table F, below and they are discussed in more detail below.

TABLE F

OPEN SPACE AREAS

Natural Areas

	Description	Area in Acres
NAT-1.	Buzzard Peak	120.00
NAT-2.	w/o Lemon	5.00
NAT-3.	e/o Lemon	15.00
NAT-4.	w/o Grand	30.00
NAT-5.	n/o Suzanne Park	50.00
		220.00

Wildlife Sanctuaries

	Mount San Antonio Community College	12.00
	California State Polytechnic - Pomona	100.00
		112.00

Park Linkage Corridors

PL-1.	n/o Temple & w/o Lemon	121.00
PL-2.	n/o Temple between Lemon & Grand	109.00
PL-3.	n/o Mountaineer Road	150.00
PL-4.	n/o Meadowpass Road	25.00
PL-5.	n/o Grand Avenue	42.00
		447.00

Natural area designations are proposed for areas which are to be kept substantially in their natural condition. Minimal development or improvements may be necessary for dual use facilities such as equestrian and hiking trails, water course easements etc. These areas are located in places possessing outstanding topographic features, vegetation stands, drainage areas, wildlife locations, places in need of protection from urbanization or areas representative of the rural character of the community.

With the exception of the Buzzard Peak Natural Area it is recommended that the proposed natural areas be privately held and that the areas be protected for their intended purpose by one of the methods listed in the implementation discussion.

The reach of Lemon Creek from Valley Boulevard north to Lemon Creek Park, while primarily a water course, should incorporate features in its improvement to preserve open space and natural appearing amenities as much as possible. The proposed equestrian trail, adjacent to the creek, can be incorporated into the improvements. In order to achieve this treatment, devices will have to be created in upstream portions of the watershed to reduce peak storm drainage flows.

The Wildlife Sanctuary located at the southeast corner of Grand Avenue and Temple Avenue is an unique open space area. Care should be taken to protect this frail device from the effects of adjacent urbanization. Mount San Antonio College should be encouraged to continue its operation and careful control of the sanctuary's use.

California State Polytechnic University has acquired a one hundred acre area in the City directly north of its campus because it serves as the habitat for wildlife and plants of special interest to the University's natural sciences programs. Because the area's location lends itself to easy isolation and its immediate proximity to the present campus, the University should be encouraged to preserve this area as a wildlife sanctuary.

Park linkage corridors are natural areas which are intended to preserve open space along selected canyons, ravines and ridge lines. For the most part, they will be a part of hillside single-family residential developments, varying greatly in size and shape as specific projects are approved. Also, park linkage corridors are to be located in conjunction with equestrian and hiking trails and as corridors between parks and natural areas. They will enhance the usage of all facilities as well as preserve natural biotic communities. Also, more rainfall will be able to percolate into those soils within park linkage corridors left in the natural state. This will be quite beneficial in reducing runoff and conserving water for the Walnut area. These corridors will provide opportunities for migration of natural wildlife.

Residential developments should be designed to accommodate the park

linkage corridors as an integral part of the privately owned areas. The sizes and locations of park linkage corridors shown on the Open Space, Conservation and Scenic Highways Map are conceptual in form and specific sizes and locations should be defined as a part of the specific planning process.

The community's provision of open space is further enhanced by areas devoted to scenic highway corridors, street medians and parkways, building setback areas, landscaped areas within developed sites etc. While individually small, these areas will combine to provide an overall feeling of openness consistent with the community's life style.

SCENIC HIGHWAYS. Scenic Highways are proposed for the identification and protection of scenic corridors within the City of Walnut.

The Master Plan for State Scenic Highways, established in 1963 by the State Legislature, defined the State's responsibility for the protection and enhancement of California's natural scenic beauty by identifying those portions of the highway system which, together with the adjacent scenic corridors, required special scenic conservation treatment. Local agencies, as appropriate, were encouraged to expand this program by the development of additional scenic corridors and the establishment of appropriate design standards, procedures, and regulations for protection of the corridors.

The California Scenic Highway System and the County of Los Angeles Scenic Highways Element indicate that no County or State Scenic Highways or Unique Urban Drives either existing or proposed are located within the city limits of Walnut. The State scenic drives closest to the City of Walnut are Highway 57 from Route 91 to the Pomona Freeway and Highway 39 from the 210 Freeway north.

However certain streets, existing and proposed, within the boundaries of the City of Walnut do possess scenic attributes which qualify them to be identified as scenic routes. These streets have characteristics of natural beauty, that is, rolling hills and natural vegetation. Some of the routes selected would also provide scenic travelways to recreation areas. The following streets are designated as scenic highway corridors.

1. Lemon Avenue from La Puente Road to Temple Avenue.

The proposed alignment of Lemon Avenue will project north from the existing portion of Lemon Avenue, and it will parallel the creek. The creek is one of the few remaining flowing creeks in the area and has tree-lined banks with dense vegetation.

2. Temple Avenue from the west City limits to the east City limits.

A little less than a mile of Temple Avenue presently exists in the

City of Walnut, but it is planned to be extended to connect with Amar Road in the City of West Covina. The existing portion of Temple Avenue passes through naturally beautiful rolling hills. Mount San Antonio College is located on the northern side of Temple Avenue and the Mount San Antonio Wildlife Sanctuary is located in the southeast quadrant of the intersection of Temple Avenue and Grand Avenue.

The proposed extension of Temple Avenue travels through the northern part of Walnut and traverses large rolling hills with scattered vegetation. The existing portion of Temple Avenue already provides pleasure to the recreational driver and the planned extension of Temple Avenue as a naturally scenic drive will increase motorist pleasure.

3. Meadowpass Road from the Lemon Avenue Extension to the Temple Avenue Extension.

Meadowpass Road, a planned connection between the extension of Lemon Avenue and the extension of Temple Avenue, will be about a mile and a quarter in length and, as its name suggests, will pass through meadow with views of rolling hills. Meadowpass Road will be aligned along the northern boundary of the park planned for the central park area. This road will provide access to the central park area, and the route possesses naturally scenic qualities.

4. Mountaineer Road between Grand Avenue and San Dimas Avenue.

Mountaineer Road, approximately a mile in length, traverses relatively rugged terrain and has views of Buzzard Peak which is less than one mile from the road.

Mountaineer Road connects with the planned extension of San Dimas Avenue and it will eventually provide a scenic drive to Bonelli Regional Park.

In the majority of the above cases, with the exception of the existing portion of Temple Avenue, these roads are planned but do not exist. Temple Avenue and Lemon Avenue are classified as major highways which form a portion of the principal network of highways, while Meadowpass Road is classified as a secondary highway. All the roads traverse areas with naturally scenic rolling hills, trees and other vegetation, views of the mountains to the north, and in some cases, adjacent natural water courses. An abundance of riding and hiking trails is also suggested for this general area. Because of the hills and the relatively steep grades, this area is difficult to develop and has been planned for low density residential land use. These roads offer good opportunity for the City of Walnut to capitalize on the topography and scenic value of the area by imposing standards which will permit the roads to be not only functional but also scenic.

5. Grand Avenue between Valley Boulevard and the northern City limits.

Of all the existing roads within the City of Walnut, Grand Avenue possesses the most scenic value. It is primarily urbanized along both sides of the road from the West Covina City limits south to Temple Avenue but it has naturally scenic qualities south of Temple Avenue. Within the unincorporated territory of Los Angeles County, Grand Avenue is a scenic parkway with landscaped hills on both sides of the road and a landscaped median. Buzzard Peak, the highest point in the Walnut Valley is east of, and is visible from, Grand Avenue. Between Temple Avenue and the West Covina City limits, Grand Avenue is developed with commercial and residential areas on the west side and primarily residential and college uses on the east side. Urbanization adjacent to this portion of Grand Avenue is somewhat less than excellent with respect to planning and design, and detracts from the intrinsic value of the scenery. Designation of this portion of Grand Avenue as an urban scenic drive will require considerable landscaping and strong controls over treatment of physical structures such as walls and signs.

Conceptually, a complete highway and scenic highway corridor includes characteristics of beauty as well as functional characteristics such as safety, utility, and economy. Ultimately, the roadway when constructed should be an integral part of the surrounding environment. It can be viewed as a linear open space corridor maximizing both urban and natural resources.

For each scenic highway corridor, a precise plan of the corridor with exact boundaries should be prepared. The routes should be shown on maps with a description stating how the roadway, right-of-way, and appurtenant structures should meet aesthetic standards and relate to the scenic elements of the corridor.

Precise plans for the proposed scenic highway corridors should be prepared and submitted to the Council for approval prior to development of the area. The precise plan should be reviewed and approved with respect to the landscaping plan, corridor, scenic elements, vegetation removal, grading, etc. before approval of adjacent tentative tracts. Precise planning on existing highways should be commenced immediately. Specifically, plans should be begun for the portions of Grand Avenue and Temple Avenue already built.

IMPLEMENTATION. Numerous methods are available to implement the Environmental Resources Management Element, whereby recreation, conservation and open space resources can be enhanced and preserved. The following discussion of implementation techniques, while not exhaustive, points out those techniques and programs which may have potential for use in the City of Walnut.

Conservation considerations are primarily implemented by their incorporation into design features and controls regarding individual projects or their incorporation into other general planning topics such as parks or natural areas. The comprehensive review of potential environmental

aspects of proposed projects not only as mandated by State requirements but as locally expanded to insure optimum compatibility of new community activity is a major conservation tool.

Recreation facilities proposed by this plan are implemented by acquisition of the necessary lands and rights-of-way and by construction of the recreation improvements. Similarly open space and scenic highway features are implemented in general only by commitment of the necessary land areas and provision for the appropriate improvement work. Equally important, there is the need to provide for ongoing operation and maintenance of virtually all open space areas in order to achieve the intended result.

Because almost all of future recreation and open space facilities are proposed either to serve future residential and related development or to preserve certain areas or features from development, the implementation burden should be associated with the development activity to the maximum extent possible. Therefore, the City's land use regulations (zoning ordinance, subdivision ordinance, building code, etc.) and policies should include provisions for dedication and improvement of these facilities by development sponsors to the full extent permitted by law and capable of being equitably administered.

In addition to regulations pertaining to setback requirements and size of lots and yards and other open space areas, the precise planning process and the zoning ordinance can be used to protect natural areas. Thus, water courses, scenic areas and views, common open space areas, paseos, etc. can have special zoning controls prepared and adopted to protect them.

The subdivision ordinance should be compatible with the development provisions of the zoning ordinance since both are complementary. The subdivision ordinance should be structured to obtain all appropriate dedications and to require related private and public improvements necessary to achieve the City's open space plan objectives.

The City's present subdivision ordinance requires the dedication for park purposes of land (or an equivalent in-lieu fee) at the rate of 604.82 square feet per minimum-sized dwelling site. Applying this factor to the estimated number of future dwelling sites, 4,843, the maximum area which can be anticipated for parks under the present ordinance is 67 acres. Therefore, high priority should be given to the revision of this ordinance.

Equestrian and bicycle trails proposed in or adjacent to public streets should be given special attention to insure acquisition of adequate dual use facilities.

Other forms of acquisition potentially available to the City at little or no cost are gift deeds or life estate acquisitions. There is also the possibility of creating joint-power agreements and separate authorities so as to create additional methods of borrowing funds for improvement

projects. This last technique might be ideally suited for any community center development.

Open space areas such as natural areas or park linkage corridors can be held as easements and provisions can be made for locally benefited property owners to bear the maintenance obligation associated with their upkeep. Continued use of the Landscaping and Lighting Act of 1972 for appropriate areas is recommended.

Another provision of State law should be considered for larger natural areas proposed for minimal improvement. Sections 6950-6954, Government Code, permit cities to acquire preserves in a variety of forms of open space for public use and enjoyment. A companion provision established in Sections 50575-50628 permits formation of assessment districts to finance the annual maintenance program. This proceeding is limited to costs related to maintenance and improvements to reduce danger of fire, erosion and flooding. Another interesting provision is the ability to grant leasebacks. Consequently it appears possible to have open space and still permit some economically beneficial use of portions of the area such as agricultural applications.

Publicly funded implementation measures available range from locally funded capital improvement projects to the wide variety of bond-financed methods available under the law. Also, there are continuing offerings and proposals for state and federal programs which should be monitored for possible application within the City.

PUBLIC SAFETY ELEMENT

P U B L I C S A F E T Y E L E M E N T

INTRODUCTION

The main objective of this Public Safety Element is to introduce safety considerations in the planning process in order to reduce the potential for loss of life, injuries, damage to property, or economic and social dislocation resulting from fire, geologic hazard, or seismic hazards.

This element addresses itself to both the Seismic Safety and the Safety Elements requirements for general planning as set forth in State Law. Because of the similarities between hazards and policies, these elements have been combined to make up the Walnut Public Safety Element. Together, they provide a comprehensive approach to understanding of and planning for major hazards within the Walnut area. This is proper for Walnut's application in that the principal differences in the two elements as defined by State guidelines are that where the Safety Element conveys broad goals concerning the speculated hazards of fire and geologic activities, the Seismic Safety Element specifically addresses itself to physical characteristics which can determine uses of land and what extent the land can be developed.

RISK DETERMINATION

It should be kept in mind that any attempt to develop the appropriate planning response to potential hazard involves a judgement, either explicit or implicit, of how much risk is acceptable. There is no such thing as a perfectly hazard-free environment. Natural and man-made hazards of some kind and degree are always present. However, efforts can be productively undertaken to try to mitigate the consequences of known hazards.

In the context of this Element, the problem of risk is one of public policy and the appropriate allocation of public resources to mitigate hazards. The community believes it is its responsibility to provide a framework in which a communitywide, as opposed to an individual, response to the question can be meaningful. The first of several essential steps is the recognition of the presence of a hazard. Once a hazard has been recognized, an appropriate level of effort is required to evaluate its likely severity, frequency, and the characteristics of the area involved. This step should take into account the benefit/cost ratio of reducing hazard, acknowledging the intangibles involved, and comparing it with that of other projects. The factors of voluntary and involuntary exposure to risk must be considered in reaching a decision. "Acceptable risk" is the level of

risk below which no specific action by local government is deemed necessary other than making the risk known. "Unacceptable risk" is the level of risk above which specific action by government is deemed necessary to protect life and property.

Awareness and knowlege of significant hazards in Walnut can enable the City to take action which can help alleviate potential disasters and also help city officials prepare, mobilize and employ public and private resources to meet essential needs when disaster occurs.

Earthquakes of major proportions and their secondary seismic effects, such as seismically induced landslides and surface rupture, constitute a potential major threat to the safety of the entire community, and this potential is analyzed in detail in the latter portion of this element. Other major safety concerns recognized by the State Legislature are fire and geologic hazards other than those caused by seismic activity.

GENERAL POLICY

In order to provide an environment which is reasonably and economically safe from hazards, permits the residents of Walnut to conduct their daily lives free from fear and apprehension, and minimizes as much as possible the loss of life, injuries, damage to property, and social and economic dislocation resulting from regional and local seismic activity, the following policies are established:

1. Provide for the highest quality fire, police, and health protection feasible for all Walnut residents.

2. Reduce to acceptable risk levels the possibilities of loss of life, injuries, and property damage from flooding and geological hazards throughout the area.

3. Provide fast, efficient and reliable assistance to disaster victims and also to areas where conditions warrant evacuation of people and property.

4. Intensify public education programs pertaining to fire and major geologic problems.

5. Maintain contingency plans which will help Walnut residents respond to and recover from any disaster as quickly and effectively as possible.

6. Preserve the Contract City concept in providing community services, where feasible.

IDENTIFICATION AND EVALUATION OF NATURAL SEISMIC AND SAFETY HAZARDS

FIRE. According to Fire Department evaluation, nearly 75% of the different types of fires experienced are directly related to man. Natural fires caused by lightning or spontaneous ignition are very infrequent and represent little threat to the safety of the community. The Fire Department has addressed itself to prevention and control of man-made fires throughout the city. Natural areas of dry vegetation adjacent to urban areas such as the San Jose Hills are exposed to man-induced fire hazards and are designated as high fire risk areas during the dry season. During extreme dry periods combined with high winds, fire in the San Jose Hills has the potential of becoming a major threat to lives and property in the community above La Puente Road.

GEOLOGIC HAZARDS. Geologic hazards other than these caused by seismic activity can take the form of landslides, soil creep, and erosion.

The downslope movement of earth materials is a normal geologic process by which hills are flattened and stream channels widened. The rate of downslope movement ranges from rapid, as rock slides, to slow and barely noticeable as in soil creep. Most of these movements are small and of little consequence but there are areas in the San Jose Hills that are susceptible to large scale ground movement. Appropriate studies, planning and design can greatly reduce the possibility of safety hazards and property damage in these unstable areas. The public safety map "Landslide Potential" shows where landslides have occurred in recent geologic history, either by the unstabilizing effects of natural erosion or the secondary effects of seismic activity. These areas are most susceptible to slope stability problems.

Erosion is also a normal geologic process whereby earth materials are loosened, worn away, decomposed or dissolved, removed from one place to another. Precipitation, running water and winds are all elements of erosion. Ordinarily, natural erosion proceeds so slowly, it is barely perceptible, but when the natural equilibrium of the environment is altered the rate of erosion can be greatly accelerated. This can create aesthetic as well as engineering problems although not necessarily posing a threat to life.

Almost all of the geologically hazardous areas in the Walnut planning area are located in the San Jose Hills. The majority of the hills are characterized by high to moderate landslide, erosion, and seismic action. Recognition and assessment of future landslide and erosion potential should influence design and review

and approval processes.

OTHER SAFETY CONSIDERATIONS. There are numerous other natural and man-made conditions which do not represent a major safety hazard to the community, but could cause a disaster or potential disaster situation under extreme natural conditions or by man-made accidents. Potential threats to safety can come from explosives, transportation accidents, chemical or nuclear accidents, crime or even war. In order to meet these hazards, the Los Angeles County and Cities Disaster Relief Manual is used to minimize the effects of these possible disaster situations.

SEISMIC SAFETY. In order to identify and minimize seismic risk to the Walnut community, the Los Angeles County Engineering Geologic Section was retained to discuss the general stratigraphy and the structural geology, identify the classification and location of active and potentially active faults throughout Southern California which may effect the city, assess the major seismic parameters for ground surface and bedrock motion, provide an evaluation of the potential for ground failure or other seismically-induced damage to ground surface, and review historic earthquakes for Southern California as they affect the City of Walnut. Their report, entitled "Geologic-Seismic Study for the General Plan, City of Walnut", dated July 1974, is on file with the City Clerk.

The study indicated that there are a minimum of geologic restrictions which might hinder Walnut's direction in obtaining an orderly planned community. Knowledge of the physical environment will become increasingly detailed as the city develops and more site investigations become comprehensive. However, variations in the soils and geology render some areas more restrictive and/or less easily developed than others. From an economic and safety point of view, it may be desirable to include some of the more hazardous and economically high cost areas in open space classifications proposed in the Environmental Resources Management Element.

A study of regional seismicity has shown that ground shaking of moderate to severe intensity may be expected, originating from any of the three major fault zones: San Andreas, Newport-Inglewood and Sierre Madre. The San Andreas Fault Zone is located approximately 28 miles to the north and the Newport-Inglewood and Sierre Madre Fault Zones lie about 20 miles to the northwest and southwest respectively. For some time, the San Andreas Fault and Newport-Inglewood Fault Zones have been considered active. The 1971 San Fernando Earthquake occurred on a branch of the Sierre Madre Fault Zone, which at the time was considered inactive. Both the San Andreas and Sierre Madre Zones have

been associated with surface rupturing as well as ground shaking. The above referenced Geologic-Seismic Study shows the maximum probable earthquake for the City of Walnut from the potentially active and inactive fault zones in the Los Angeles Basin.

The San Jose Fault Zone traverses a portion of the San Jose Hills within the City of Walnut. This fault has a southwesterly trend through the City of Claremont, and then turns westerly just north of Pomona. Indications are that the southeast side has been down-dropped relative to the northwest side. In the San Jose Hills, the bedrock geology shows the same sense of movement up to the north, down to the south. Fault plain solutions were not available and therefore, the fault is presently classified a potentially active, with the capability of generating a magnitude 7.2 earthquake.

Ground water records show very shallow (20 ft. or less) water levels in most of the alluviated valley within the City of Walnut. Ground water levels could rise within a few feet of the surface during the rainy season in the alluviated areas which could raise the liquefraction potential of the area during a seismic event. Development of high density residential subdivisions and of major structures in liquefaction potential zones should be preceded by engineering geologic and soils investigation for purposes of not only determining the general foundation and geologic conditions, but for evaluating the liquefaction potential of the particular site.

Numerous areas in the San Jose Hills are susceptible to landsliding. A considerable number of landslides have occurred in this area, and ground shaking could re-activate any of these numerous, marginally stable existing slides, as well as generate new slides. However, development of the high and moderate landslide potential zones is feasible and accomplished by careful site planning and compliance with the uniform building code grading requirements.

Techonic subsidence, uplift, tilting, and warping are considered insignificant for the City of Walnut.

Regional seismicity has shown that ground shaking of moderate to severe intensity can be expected in the area. The ground motion that would result from a moderate to severe earthquake on the San Andreas, Newport-Inglewood, Sierre Madre, Raymond or San Gabriel Fault Zones represent the major seismic danger to Walnut. In regard to damage potential, it is a point of fact that all documented earthquakes of the past century have demonstrated a far greater significance of ground shaking than either fault displacement or subsoil failure. The vast majority of earthquake-related deaths are the result of structural failure due to ground shaking. More than 99% of the damage caused by the 1971 San Fernando Earthquake has been attributed to ground shaking.

Structural hazards caused by any seismic activities represent a real hazard to all who live in Walnut. Although the majority of structures, being wood frame, single story residential homes, are relatively earthquake resistent when not constructed over a fault zone.

The City of Walnut recognizes its principal seismic hazard to be ground shaking of moderate to severe intensity from any of the surrounding fault zones, but mainly the San Andres, Newport-Inglewood or the Sierre Madre Fault Zones. Ground shaking represents by far the greatest potential for loss of life, injury and damage to property throughout the Walnut area.

Seismic hazards associated with ground failure are also possible in certain areas within the City. Landslides in the San Jose Hills represent the major secondary hazard while the hazard potential of liquefaction and compaction is considered to be low.

Ground shaking and ground failure due to earthquake activity along the San Jose Fault is possible in association with a moderate earthquake.

IMPLEMENTATION

Because of these potential seismic hazards to Walnut and its planning area, it is the City's primary direction to minimize as much as possible the loss of life, damage to property, and social and economic dislocation resulting from future regional and local seismic activity.

In order to move toward accomplishing this primary direction, the following methods of implementation are proposed:

1. Retain land use regulations which mandate the review, evaluation and restriction of development that may be subject to undue risk in geologically hazardous areas.

2. Encourage conditions for minimization of structural hazards within the community consistent with the degree of earthquake risk the community is willing to accept.

3. Maintain contingency plans which will help Walnut citizens respond to and recover from an earthquake as quickly and effectively as possible.

4. Any additional regulations to be included in subdivision, grading, zoning or other ordinances, should include requirements specifically relating to fire, geologic and seismic hazards where appropriate.

5. In the development of public or private projects, the potential of significant geologic, seismic, soils and hydrologic problems should be resolved at the earliest stage of project approval rather than after

a project has become fully committed.

6. The City of Walnut should continue to adopt all new provisions in the International Conference of Building Officials "Uniform Building Code" that relate to safety in Walnut.

7. Maintain in a current status the City of Walnut's emergency operations plan for mobilizing and employing public and private resources to meet essential needs in extraordinary emergencies.

NOISE ELEMENT

CITY OF WALNUT

N O I S E E L E M E N T

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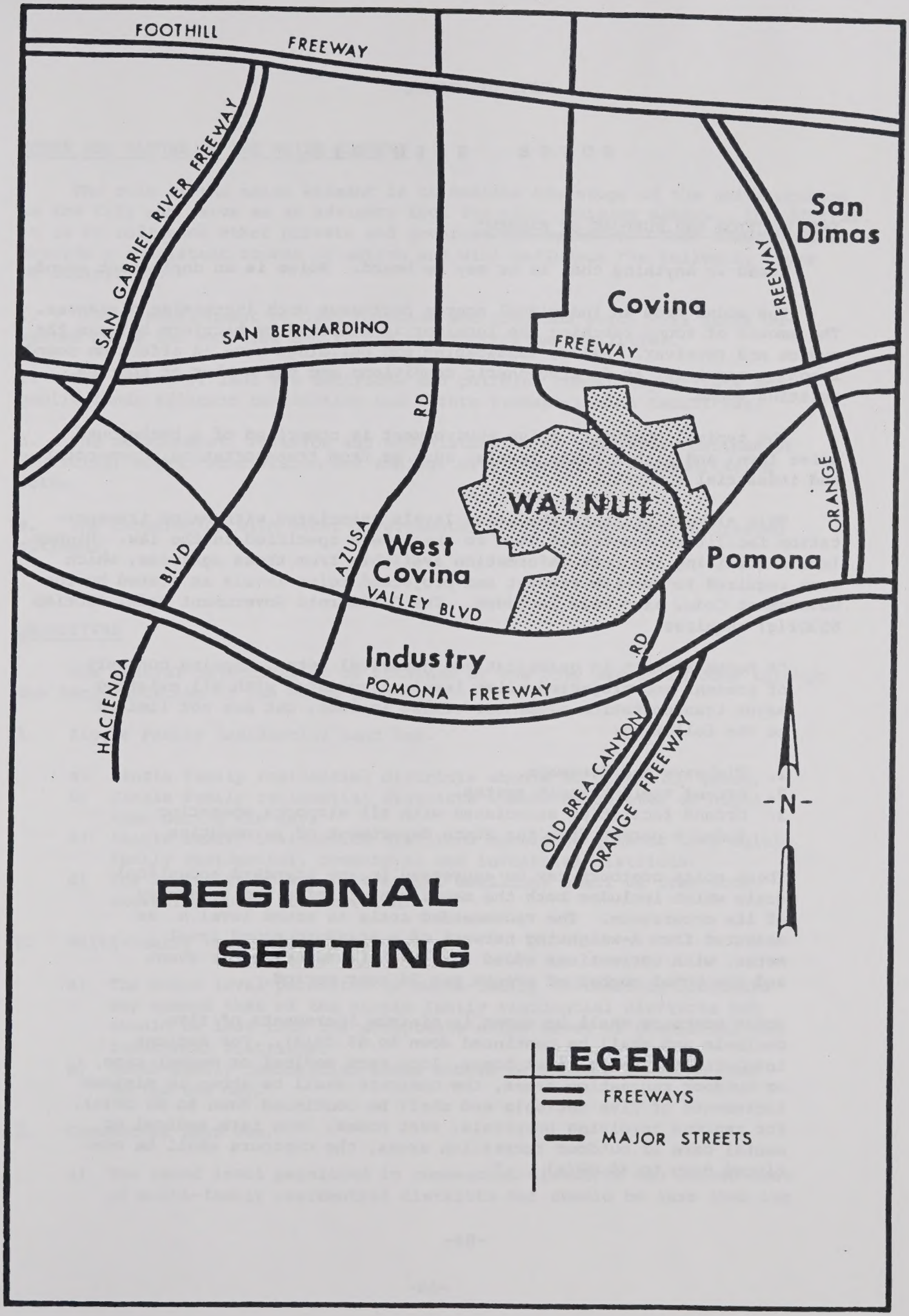
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AZUSA RD
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ORANGE FREEWAY
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REGIONAL SETTING
LEGEND
FREEWAYS
MAJOR STREETS

CITY OF WALNUT

N O I S E E L E M E N T

INTRODUCTION AND PURPOSE OF ELEMENT

Sound is anything that is or may be heard. Noise is an unpleasant sound.

The sound from an individual source decreases with increasing distances. The amount of sound reaching the receiver is affected by barriers between the source and receiver. Walls, landscaping and buildings have an affect on sound reaching receiver, as do atmospheric conditions and the number of sources emitting sound.

The typical community noise environment is comprised of a background noise level and higher noise levels, such as from transportation, commercial and industrial activity.

This element presents the noise levels associated with major transportation facilities quantified down to the levels specified in the law. Higher levels utilizing the best information available from those agencies, which were required to furnish present and projected noise levels as stated by the Government Code, also were included. The California Government Code, Section 65302(g) requires:

> "A Noise Element in quantitative, numerical terms, showing contours of present and projected noise levels associated with all existing major transportation elements. These include, but are not limited to the following:
>
> 1. Highways and freeways.
> 2. Ground rapid transit system.
> 3. Ground facilities associated with all airports operating under a permit from the State Department of Aeronautics.
>
> These noise contours may be expressed in any standard acoustical scale which includes both the magnitude of noise and frequency of its occurrence. The recommended scale is sound level A, as measured from A-weighting network of a standard sound level meter, with corrections added for the time duration per event and the total number of events per 24 hour period.
>
> Noise contours shall be shown in minimum increments of five decibels and shall be continued down to 65 dB(A). For regions involving hospitals, rest homes, long term medical or mental care, or outdoor recreation areas, the contours shall be shown in minimum increments of five decibels and shall be continued down to 65 dB(A). For regions involving hospitals, rest homes, long term medical or mental care or outdoor recreation areas, the contours shall be continued down to 45 dB(a) ..."

SCOPE AND NATURE OF THE NOISE ELEMENT

The role of the noise element is to outline the scope of the noise problem in the City and serve as an advisory tool for city decision makers. In addition, it is to influence other private and governmental agencies. This element is to provide a consistent course of action and will influence the following types of activities:

1. The establishment of city policies and programs which will abate unwanted noise for existing and future transportation facilities.

2. The making of land use decisions and policies concerning private and public lands adjacent to existing and future transportation facilities.

3. The development, revision and administration of regulatory ordinances (building, noise, subdivision and zoning) with respect to transportation noise.

4. The cooperation with other governmental jurisdictions and interested citizens.

OBJECTIVES

The general objectives to be attained by the City are to be done through the implementation of the Noise Element.

1. Single Family Residential Land Use.

   a) Single family residential districts should be generally quiet.
   b) Single family residential districts should be quieter at night than during the day.
   c) Single family residential districts should be quieter than multi-family residential, commercial and industrial districts.
   d) The interiors of all residential dwellings shall be free from excessive sound transmission.

2. Multi-Family Residential Land Use.

   a) The sound level permitted in multi-family residential districts may exceed that of the single family residential districts but should be less than the acceptable noise level of commercial and industrial districts.
   b) Multi-family residential areas should be quieter at night than during the day.

3. Commercial Land Use.

   a) The sound level permitted in commercial districts may exceed that of multi-family residential districts but should be less than the

acceptable noise level of industrial districts.

b) Commercial areas should be quieter at night than during the day.

4. Industrial Land Use

a) Industrial sound levels may be higher than acceptable commercial noise levels.

b) Sound transmitted within an industrial district should not effect normal industrial, commercial, and residential activities.

5. Special Land Uses,

a) Noise levels for the following land uses should not exceed single family residential levels:

1. Hospitals, rest homes, long term medical care, libraries, churches, schools, and outdoor recreational areas.

The Noise Element is related very close to the Circulation, Land Use and Housing Elements, since it provides level stands which relate to the compatibility of land use. Residential use is a most important part of this compatibility of land use with noise level standards. In many instances, noise level standards can be the decisive factor in location or design of transportation facilities. The adverse effects of noise on activities happening out-of-doors and in structures not insulated against sound should be given concern. The Noise Element is closely related to the Open Space Element, since noise adversely affects the enjoyment of quiet activities in these areas. Conversely, open space can be used or employed to buffer noise sources from sensitive uses through distance and extensive tree planting.

NATURE OF NOISE

The vibration of our ear drums, set in motion by the vibration of an object's movement back and forth, is translated by our complicated hearing mechanisms into the sensation we call "sound". Sound can be both desirable and undesirable. It provides a means of communication, a source of enjoyment, and also can be unhealthy and harmful.

Unwanted sound is noise.

Noise pollution has become a problem of our urbanized society. There is increasing evidence that both the physiological and psychological effects of noise can be negative and substantially so. The evidence suggests that some of this damage is irreversible.

The unit of measurement of sound is the decibel (dB). This is a term borrowed from electrical-communication engineering, and it represents a relative quantity. A reference quantity is implied when the decibel is used to express noise level. Usually, the decibel is expressed in the mathematical form, 20w N/m^2, which means 20 micro newtons per square meter. The A-weighted network on a sound meter is the most common used for measurement because it corresponds most closely to the way the human ear perceives sound. The starting point "0 decibels" is about the level of the weakest sound that can be heard by a person with very good hearing in an extremely quiet location.

Normal close-up conversation is around 65 decibels. Sonic boom is at 140 dB(A). Noise becomes lethal above 150 dB(A).

The community noise environment is generally composed of background (ambient) and peak noise levels. Peak noise levels originate from individual noise sources. The ambient noise level is, with few exceptions, lower during the evening hours, but the peak noise levels tend to remain constant. During the day, the number of times peak levels occur varies. Generally, peak noise levels become more noticeable at dusk when the cover effect of daytime ambient noise ends.

The acoustical scale shown on the opposite page depicts the decibel levels dB(A) relative to common urban noise generators. The transportation noise sources are stated also. This scale illustrates the trend of public reaction to peak noise levels.

STANDARDS

Standards for acceptable noise levels in the City of Walnut comprise three areas: 1) Land Use Categories, 2) Transportation Facilities, and 3) Criteria for Compatible Noise Levels for Local Fixed Point Noise Sources.

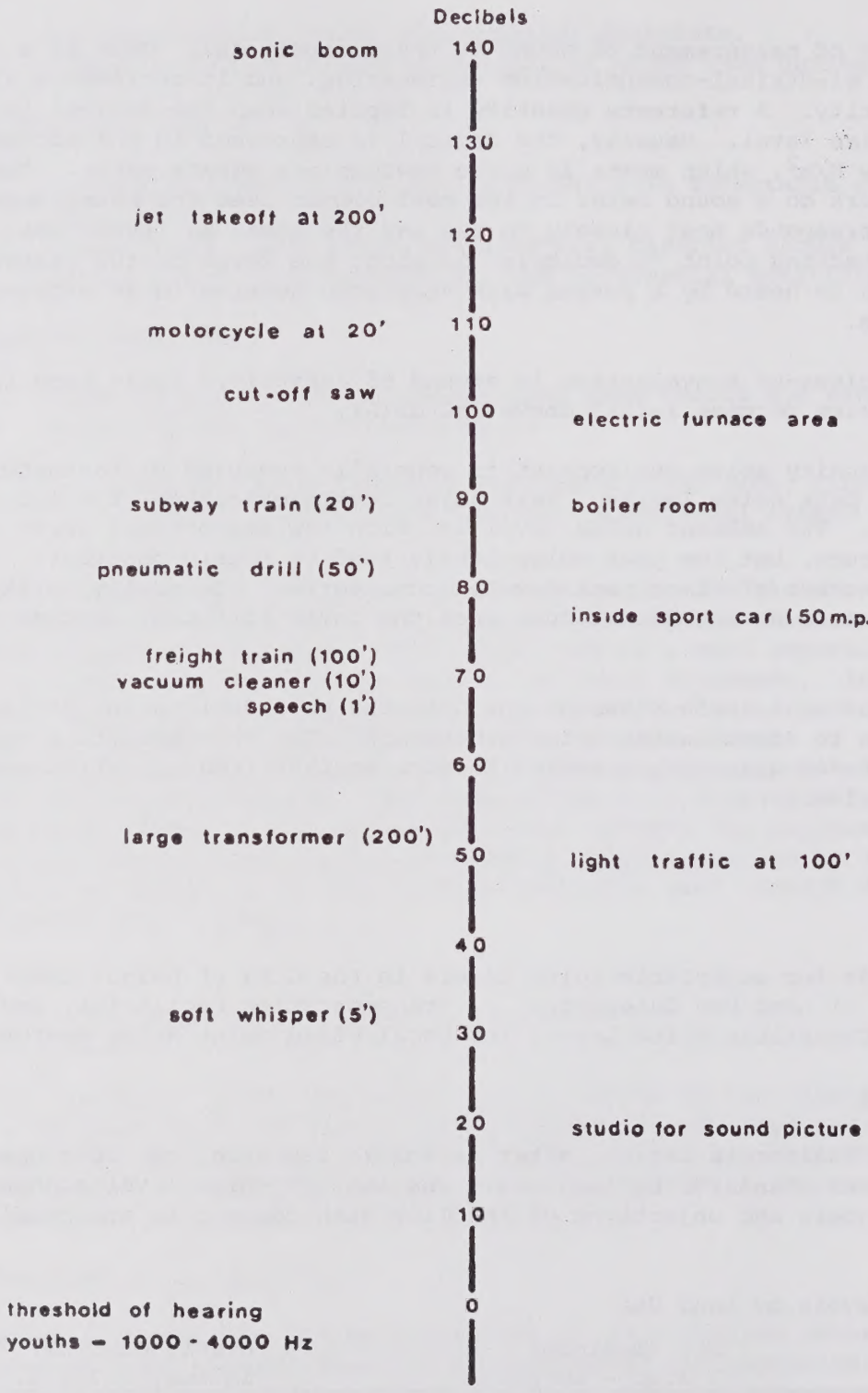
Land Use

The League of California Cities, after extensive research, has developed maximum noise level standards by land use. The ambient noise level standards quantify the goals and objectives of the City with respect to acceptable noise levels.

Noise Levels by Land Use

Zone	Day (maximum) 7 a.m. - 10 p.m.	Night (maximum) 10 p.m. - 7 a.m.
Single family residential	60 dB(A)	45 dB(A)
Multi-family residential	60 dB(A)	50 dB(A)
Commercial	65 dB(A)	55 dB(A)
Industrial	70 dB(A)	65 dB(A)

TYPICAL A-WEIGHTED SOUND LEVELS



Source - Handbook of Noise Measurement (1972) General Radio

City of Walnut NOISE ELEMENT

Transportation Facilities

The main mode of transportation in the City of Walnut is the automobile. Local jurisdiction over noise transmission from vehicles is non-existent because of the State's authority. Section 23130 of the State Motor Vehicle Code sets the vehicle operating noise limits that apply to all vehicles operating under any condition of grade, load, acceleration, or deceleration. The State plans to reduce current vehicle noise transmission over the next ten years. The ultimate goal of the State is to attain a maximum exterior vehicular noise limit of 70 dB(A).

At this time, there is no problem of noise transmission, due to airports, in the City of Walnut. The State Department of Aeronautics has established standards for airports. If an airport facility is proposed within the sphere of influence of Walnut, the Department of Aeronautics will carefully analyse the proposal, taking into account the impact on the area. Adjacent to the southerly boundary of Walnut is a transportation facility that generates a high degree of noise. This is Southern Pacific's main line. The State of California has not made known noise level standards for railroads, therefore, there is no control over the source of noise associated with common railroad operations from the City's standpoint. The impact of noise from railroad operations on residential areas can be reduced by the City of Walnut through the construction of berms or other types of noise reduction barriers located between the noise source and receiver.

Criteria for Compatible Noise Levels for Local Fixed Point Noise Sources

Problems may stem from fixed point sources such as industrial operations, whistles, machinery and construction sites. Information covering fixed point noise sources is varied and in some cases is non-existent. Occupational noise levels relating to manufacturing activities are regulated by the U.S. Department of Labor (Walsh-Healy Public Contracts Act). This act specifies a maximum noise level exposure of 90 dB(A) for an eight hour work day. Other fixed point generators are not regulated by a specific dB(A) level. Qualitative criteria have been developed by various associations such as the League of California Cities and the American Speech and Hearing Association. These criteria state that noise shall not cause annoyance or discomfort to a reasonable person of normal sensitiveness residing in the general area.

At present, there are three gasoline service stations, one light industrial plant, one bank, and numerous small stores and other businesses in Walnut. The noisiest places, such as the gasoline service stations, have noise levels under 60 dB(A) at a distance of 50 feet from the source at all times. The one industrial plant in Walnut has ambient noise levels under 50 dB(A) at a distance of 100 feet. House construction site noise level varies, but is only temporary in nature.

ENVIRONMENTAL IMPACT OF NOISE

The effects of noise on man can be placed in the following four categories: physiological effects, psychological effects, sociological effects, and economic effects.

1) Physiological

Continued exposure to high noise levels can produce temporary or permanent loss of hearing. Sound levels must exceed 80 dB(A) over long periods before hearing loss occurs. The longer the exposure to high noise levels, the greater the potential for hearing loss. Noise may cause blood vessel constriction, which could cut the flow of blood to key parts of the body. It can cause seizures in epileptics. Muscle tension and nausea are also a result of constant high noise levels.

2) Psychological

Noise can interfere with sleep. Insomnia and fatigue can result. Constant, excessive exposure may also cause symptoms of anxiety and anger. Hallucinations can be indirectly caused by noise.

3) Sociological

On the level of group interrelationships, the exposure to constant high level noise can be detrimental. When people are constantly exposed to noise, they become more unsociable, irritable, and quarrelsome. Noise will affect the learning ability of children, meaning that they would comprehend facts slower. Noise will upset concentration on work or studying time.

4) Economic

The economic cost of noise is high. Medical care in institutions, loss of efficiency and production, reduction of property value due to proximity of high noise sources are just a few of the broad general adverse economic results of noise. Litigation, abatement measures, and increased vacancies of property improvements are other direct results of noise.

In order to have tolerant interior noise levels in a residential area with high noise levels from traffic, an earth berm or an eight foot high wall must be constructed.

GUIDE TO IMPLEMENTATION

The purpose of the guide to implementation is to identify programs that will end or reduce annoying noise levels. Moreover, this section establishes action oriented measures aimed at initiating and perpetuating the goals and objectives of the Noise Element. Listed below are specific programs designated to implement the basic goal of this element:

A. Establish liaisons with various concerned agencies in the preparation of noise ordinances and for assistance in on-site measurement of the noise level.

B. Establish a liaison with the Los Angeles County Sheriff's Department for assistance in enforcement procedures and on-site measurement of noise level.

C. Place emphasis on the effective development of adequate sound barriers, building setbacks and insulation structures, particularly surrounding noise intolerant areas such as between residential areas and significant noise generators.

D. Maintain liaison with transportation agencies regarding reduction in noise from existing facilities and control of noise through design and location of new facilities.

E. Revise building codes to reduce noise transmission in or from buildings and provide additional sound insulating in high noise level areas.

F. Liaison with health departments in the preparation of standards and ordinances and for assistance in on-site measurements of noise levels.

G. Revise Circulation Element of the Master Plan as necessary.

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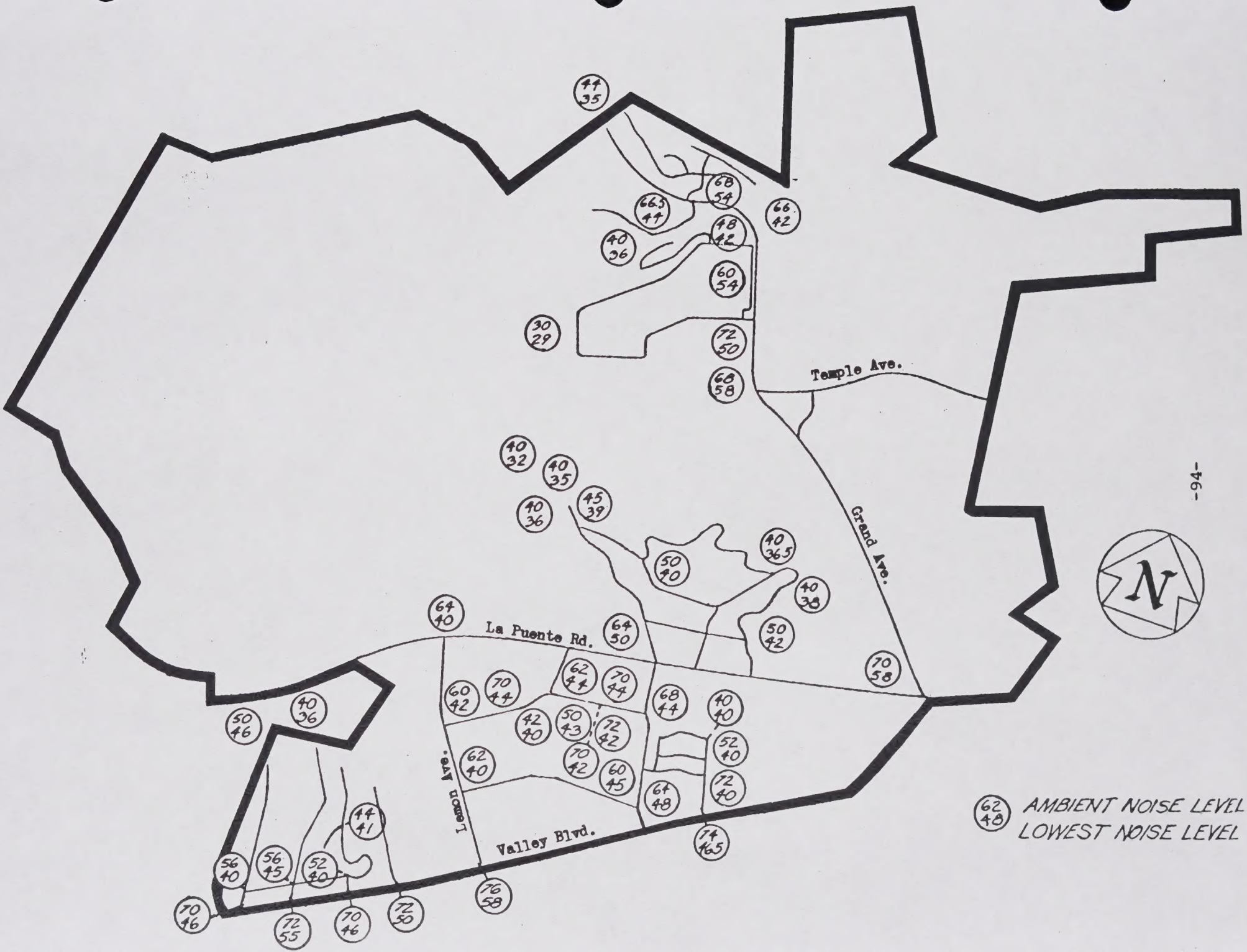
APPENDICES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Grand Ave.
La Puente Rd.
Lemon Ave.
Valley Blvd.
N
(62 40) AMBIENT NOISE LEVEL
LOWEST NOISE LEVEL

APPENDICES

TECHNICAL BACKGROUND

Frequency is the measurement of the number of sound waves per second that pass a specific point and is expressed as cycles per second or Hertz. Amplitude is the measurement of loudness or magnitude. Together, frequency and amplitude compose sound.

Sound intensity is a measure of the loudness of sound. A unit of sound is measured in terms of microbars of 2/10,000 of a millionth of atmospheric pressure which is 14.7 pounds per square inch at sea level. Human hearing can detect variations in sound pressure within a range of .0002 of a microbar to 2,000 microbars. It is impractical to mathematically express this hugh range in microbars, which is why a logarithmic scale called the decibel (dB) is used. Logarithmically expressed:

$$\text{Sound intensity level (dB)} = 20 \log_{10} \frac{\text{measured pressure in microbars}}{.0002 \text{ microbar}}$$

To predict the future environmental impact of proposed noise sources, it is necessary to combine proposed with existing noise levels. However, decibels are based on a logarithmic scale, and so cannot be directly additive.

NOISE METER

A sound level noise meter was used throughout the City for measuring and recording noise readings. The type used was a Bruel and Kjaer, Model 2205, with a Model 4117 microphone. The equipment is made in Denmark.

Three different filters, A,B, and C are incorporated in the sound level meter because of the subjective frequency response properties of the human ear. Each filter weighs sound pressure according to its frequency. The American National Standards Institute recommends the A-weighted network scale to measure community noise.

A number of possible situations require the combining of several noise levels stated in decibels. Because the decibel is based on a logarithmic scale, it cannot be added directly. Therefore, the numbers are combined on an energy basis. This is done by converting the numbers of decibels to relative powers, then adding or subtracting them according to the situation, and finally converting them back to the corresponding decibels. An example of this procedure would be that a noise level of 80 decibels combined with a noise level of 80 decibels would yield 83 decibels and not 160 decibels.

NOISE MEASUREMENT PROCEDURE

The location of each monitoring station was usually 30 feet, 50 feet, and 100 feet from the source, as well as at the curbside. This was done to insure reliable results when marking decreasing noise levels. Readings were taken on the A-weighted scale with slow response in order to average out the high, but fluctuating peak readings caused by rapidly moving vehicles. Readings were taken for a minimum of 15 minutes at each given distance on a site. Depending on the location, the time period for readings at each location ranged from 15 to 45 minutes for peak or non-peak hours at each location. This is to insure a reasonable accurate appraisal of actual, sound levels in a given area.

To insure that the noise monitoring procedure was consistent during the entire survey, a standardized noise assessment work sheet, patterned after the City of La Puente's Noise Element work sheet, was used. All readings were taken between 9:00 a.m. and 5:00 p.m. for each group of consecutive readings. The meter was calibrated on the A-scale at a frequency of 1000 cycles per second relative to 94 dB(A). By doing this, the instrument is adjusted for accurate noise monitoring and is checked for proper functioning.

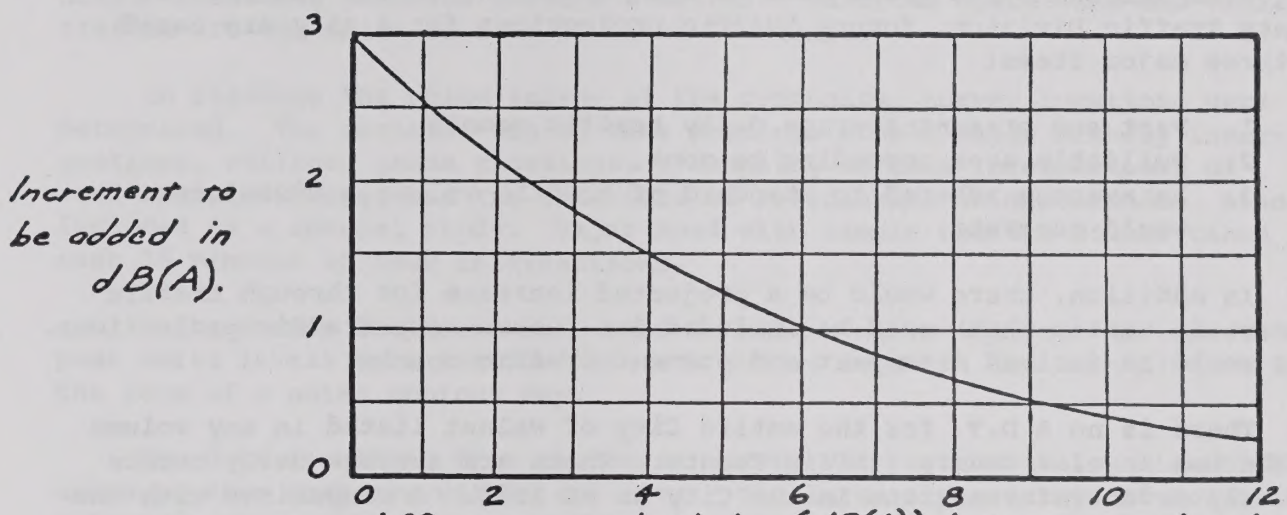
DEVELOPMENT OF EXISTING NOISE CONTOURS AND PEAK NOISE LEVELS

Like contour lines on a topographical map, noise contours have individual lines with the same unit value throughout various locations. The noise contours established for Walnut are based on peak and ambient levels relative to time since commuter and school traffic, along with railroad operations, are the major noise generators in the City.

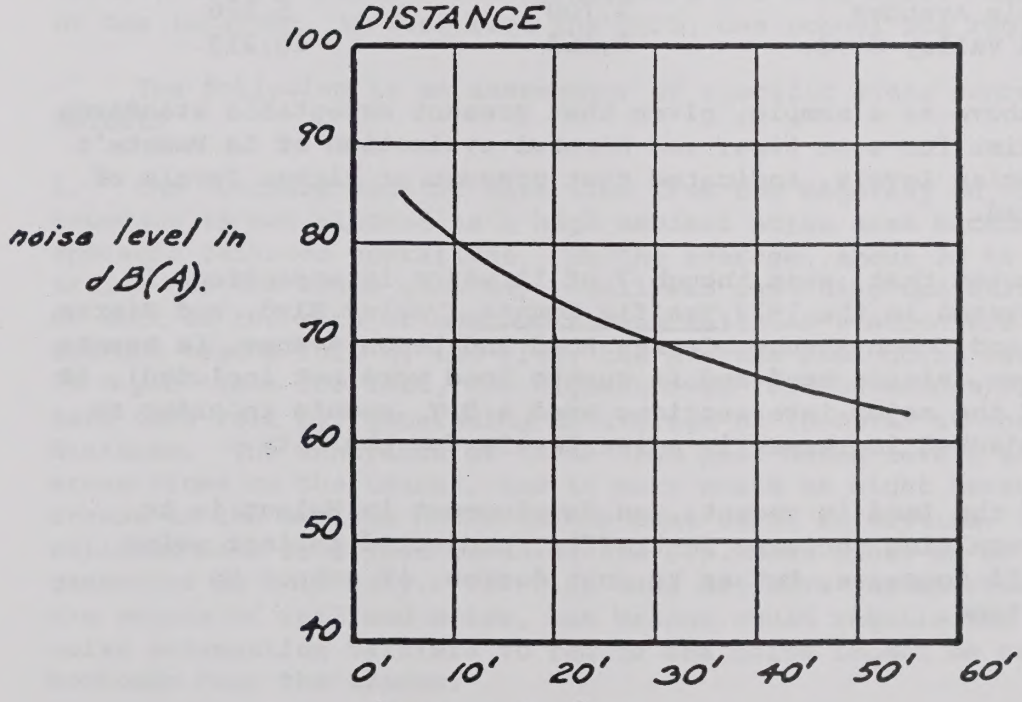
The peak traffic ambient noise level is the highest ambient noise level that is monitored during a 24 hour period. The 1973 Traffic Counts, provided by the Los Angeles County Road Department, conveniently shorten to 15 minutes instead of 24 hours. Noise level readings were taken for peak or non-peak traffic hours throughout the day. Readings at the Temple Avenue, Grand Avenue intersection; La Puente Road, Grand Avenue intersection; and the Valley Blvd., Grand Avenue intersections were recorded at peak hour readings listed in the 1973 Traffic Counts. The overwhelming majority of the intersections in Walnut are not listed in the Traffic Count (only 7 are listed) but for most noise readings in this city, it is not necessary.

Decreasing noise contour lines were established with the information from a noise level reduction standard in conjunction with noise readings at various locations. The reduction standard recommended by the League of California Cities implies that under ideal field conditions of clear skies and very light wind, traffic noise from arterial, collector, and local collector highways is reduced 6 dB(A) as the distance from the sound source is doubled.

CHART FOR COMBINING NOISE LEVELS



GRAPH ILLUSTRATING DECAY OF SOUND WITH DISTANCE



SOURCES: (above graph) Handbook of Noise Measurement, General Radio Co., 1972, Concord, Mass.
"Quiet Cities Report", League of California Cities.

DEVELOPMENT OF PROJECTED AMBIENT NOISE LEVELS

Practically all of the noise in the City of Walnut is the result of vehicular traffic. As the average daily traffic (A.D.T.) increases, the projected ambient noise level will go up. According to the Los Angeles County Traffic Division, future traffic projections for a city are based on three major items:

1. Past and present average daily traffic counts,
2. Buildable area according to zone,
3. An average adhered to standard of traffic volume a given zone would generate.

In addition, there would be a projected increase for through traffic on certain routes that would be included for future city traffic projections. This would be derived from past and present traffic counts.

There is no A.D.T. for the entire City of Walnut listed in any volume of the Los Angeles County Traffic Counts. There are average daily counts for only seven intersections in the City as of 1973. A comparison with the 1964 Traffic Counts concerning two intersections in Walnut showed a sizable increase in traffic in almost a decade.

STREET INTERSECTION	1964	1973
Grand and Temple Avenues	3,700	5,576
Grand Ave. and Valley Blvd.	5,063	10,213

Based on the above as a sample, given that present acceptable standards for noise levels exist for some time, and careful evaluation of La Puente's projected ambient noise levels, indicated that present or higher levels of noise can be expected.

It should be noted that, even though 7 of 11 major intersections in Walnut have been covered in the 1973 Traffic Counts (Valley Blvd. and Pierre Road, Valley Blvd. and Lemon Avenue, Carrey Road and Lemon Avenue, La Puente Road and Lemon Avenue, Pierre Road and La Puente Road were not included), it is felt that all of the major intersections need A.D.T. counts in order to properly assess projected increases in noise levels for the City.

Because 70% of the land is vacant, and development in Walnut is to continue with the resulting increase in traffic, projected ambient noise levels in Walnut will increase, but as to what degree, it cannot be calculated at this time.

SURVEY OF EXISTING NOISE LEVELS

Walnut is not affected by overall high noise levels, basically because 70% of the city is undeveloped and the city is mainly residential.

Noise levels commonly associated with high volume freeway systems, high speed ground rapid transit systems and airport ground facilities do not present a problem because these noise generators are not within or near the city's area. Minor local fixed point noise sources do not pose any significant levels of noise, including gasoline service stations. Railroad operations and vehicular traffic are the major sources of noise in Walnut.

In starting the noise survey of the community, survey locations were determined. The decision was to take readings at all major highway intersections, railroad grade crossings, a sampling of some intersections of residential streets, and the interiors of residential neighborhoods. Also included is a special study: Vejar Road with sample traffic counts taken each 15 minutes at four intersections.

Fifty survey locations were used to assess noise impact. Ambient and peak noise levels were recorded at each survey lcoation and then plotted in the form of a noise contour map.

The data resulting from the noise survey was instrumental in identifying noise sources that are within the city. The largest percentage of noise in Walnut is the result of motor vehicles. The vehicles making the most noise are buses, trucks, motorcycles, and automobiles with loud exhaust. But, by far, the loudest noise ever generated by one source within the borders of Walnut, is the school bus. This is the loudest single noise generator in Walnut, and it travels on busy highways and once-quiet residential streets. At one location, 30 feet from the curb, one school bus registered 91.5dB(A).

The following is an assessment of specific areas concerning noise in Walnut:

1. The Southern Pacific main line from Los Angeles, on the city's southerly boundary is not plotted as a high ambient noise area because of the relative sporadic railroad operations. On the average, about 20 to 30 Southern Pacific trains use the route each day. Railroad switching operations for boxcars to be left at the site of the old Walnut railroad station are rare. Still, when freight trains roll by the city, the average peak noise level is 98 dB(A) at 35 m.p.h. from 100 feet, the highest ever for the Walnut/City of Industry area. Rail cars roll by, generating an average of 76 dB(A) at the same speed and distance. The annoyance of these high peak noise levels is acute to populated areas close to the tracks, and is more acute at night because of overall decrease in the ambient noise levels that exist in daytime. The Union Pacific railroad main line just south of the S.P. main line, is no significant noise generator in this city. The city does not have jurisdictional control over the source of railroad noise, but Walnut could require the installation of noise attenuation barriers to reduce the noise impact on residential neighborhoods near the tracks.

2. The community shopping center area, located on Pierre Road north of Valley Blvd. is subjected to high and ambient noise levels, because of its proximity to Southern Pacific's rail lines and to Valley Blvd., a major

arterial highway. It is one of two community shopping centers in Walnut, which means heavy traffic in this area. Also, Pierre Road, where the center is located, has traffic associated with Walnut High School, on the same street. That means, in addition to cars, trucks and trains, school buses use this street as one of its main routes. Noise levels, taken at the center, range from 85 dB(A) down to a (temporary) low of 48 dB(A). After 6:00 p.m. it is quieter, with 48 dB(A) being more of the norm.

3. The Grand Avenue corridor between San Jose Hills Road and Temple Avenue generates very high noise levels. This corridor is adjacent to Mount San Antonio Community College, and two gasoline stations. It serves part of the traffic to Mt. S.A.C. and Cal Poly and is a major truck route from Interstate 10 to Valley Blvd. from 7:00 a.m. to after 7:00 p.m. Traffic is fairly high, with resulting peak and ambient noise levels ranging from over 90 dB(A) to a low of 50 dB(A) with the average being 72 dB(A). This reading was taken at 2:00 p.m. which also is the A.D.T. listed in the 1973 Traffic Counts.

4. The townhouses along Kem Way adjacent to Grand Avenue are subjected to very high ambient noise levels which range from a low of 54 dB(A) to an average peak of 74 dB(A). The average is 60 dB(A). The noise is the result of the townhouse development's proximity to Grand Avenue.

5. The quietest place in Walnut during weekday daylight hours is in the vicinity of Temple Avenue and Dubuque Avenue. The lowest decibel reading was 29 dB(A) at 2:00 p.m. The average was 30 dB(A) and for only 30 seconds in 15 minutes, the highest noise generated was 56 dB(A) from a truck some distance away on Temple Avenue. Since 45 dB(A) ambient noise level is considered maximum for residential neighborhoods at night, 29 dB(A) in the daytime is very good. However, when Temple Avenue is finally extended out to the west of Grand Avenue, ambient noise will be very much higher. The unique opportunity for noise reduction exists now, before the planned Temple Avenue extension.

6. The remaining residential neighborhoods are fairly quiet, except along Vejar Road where 82 vehicles traveled through 5 intersections in an hour-and-45 minutes during one morning. The reason for this is Vejar Road, a residential sized street, connects two main routes for traffic, which are Lemon Avenue and Pierre Road. Two schools are located either along or at the end of this route: Vejar Elementary and Walnut High Schools. This street, though not intended to be, is also a major route for nearby residents for travel to the post office, and the community shopping center. Therefore, unusually high noise levels exist on this street. Ambient noise levels along this route average around 70 dB(A) taken at curbside.

As stated previously, vehicular traffic is the main source of ambient noise in the city. Noise generated by airport facilities are removed from the city's control or influence. Industrial operations within the City do not contribute to high ambient noise levels, and only traffic associated with commercial operations pose any noise problem.

NOISE LIMITS ENACTED BY THE 1971 LEGISLATURE
1971 SCHEDULE OF NEW VEHICLE NOISE LIMITS

EFFECTIVE JANUARY 1ST	NOISE LIMITS - dB(A) AT 50 FEET		
	TRUCKS & BUSES	MOTORCYCLES	PASSENGER CARS
1972	88	88	86
1973	86	86	84
1975	83	80	80
1978	80	75	75
1988	70	70	70

SOURE: Motor Vehicle Noise, Technical Advisory Panel, 1973.
(top and bottom graph)

THE C.H.P. NOISE TEAM ENFORCEMENT ACTIONS				
TYPE OF VEHICLE	CALENDAR YEAR	VEHICLES MEASURED	VEHICLES CITED	PERCENT CITED
TRUCKS AND BUSES				
	1970	276,000	4,047	1.5
	1971	371,000	5,395	1.5
MOTORCYCLES				
	1970	3,600	76	2.1
	1971	6,000	615	10.3
PASSENGER CARS				
	1970	503,000	246	0.05
	1971	677,000	3,925	0.6

NOISE READINGS

NOISE READINGS WORK SHEET EXAMPLE

INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
				(Cloudy, clear, overcast, etc.)

Average ambient readings dB(A)
Peak dB(A)
Low dB(A)

Additional information (i.e. Southern Pacific Freight Train 98 dB(A) @ 100')

NOISE READINGS WORK SHEET

INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
Valley Blvd. & Lemon Ave.	30 ft. from curb	11/1/74	12:45 p.m.	Cloudy

Average ambient readings 76 dB(A)
Peak 80 dB(A)
Low 58 dB(A)

S. P. freight train @ 35 m.p.h. - 98 dB(A) at 100'

Valley Blvd. & Bourdet	30 ft. from intersection	11/4/74	10:45 a.m.	Clear

Average ambient readings 72 dB(A)
Peak 76 dB(A)
Low 50 dB(A)

S. P. freight train horn @ 100' - 98 dB(A)

Grand Avenue & Temple Ave.	30 ft. from curb	11/4/74	2:00 p.m.	Clear

Average ambient readings 68 dB(A)
Peak 76 dB(A)
Low 58 dB(A)

2

INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
Grand Ave., La Puente Rd., and Valley Blvd.	30 ft. from intersection	11/4/74	3:05 p.m.	Clear

Average ambient readings 70 dB(A)
Peak 74 dB(A)
Low 58 dB(A)

Lemon Ave., & Carrey Rd.	30 ft. from intersection	11/6/74	1:00 p.m.	Clear

Average ambient readings 62 dB(A)
Peak 70 dB(A)
Low 40 dB(A)

Lemon Ave. & Vejar Rd.	30 ft. from intersection	11/6/74	12:30 p.m.	Clear

Average ambient readings 60 dB(A)
Peak 79 dB(A)
Low 42 dB(A)

Lemon Ave. & La Puente Rd.	30 ft. from intersection	11/6/74	2:00 p.m.	Clear

Average ambient readings 64 dB(A)
Peak 73 dB(A)
Low 40 dB(A)

La Puente Rd. & Pierre Rd.	30 ft. from intersection	11/6/74	3:05 p.m.	Clear

Average ambient readings 64 dB(A)
Peak 84 dB(A)
Low 50 dB(A)

Pierre Rd. & Carrey Rd.	30 ft. from curb	11/8/74	9:45 p.m.	Clear

Average ambient readings 52 dB(A)
Peak 64 dB(A)
Low 40 dB(A)

INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
Pierre Rd. & Valley Blvd.	30 ft. from curb	11/8/74	10:30 a.m.	Clear
Average ambient readings	64 dB(A)			
Peak	79 dB(A)			
Low	48 dB(A)			
Vejar Rd. & Scherer Ave.	Curbside	11/8/74	1:25 p.m.	Clear
Average ambient readings	70 dB(A)			
Peak	89 dB(A)			
Low	44 dB(A)			
Grand Ave. & Walnut Val. Dr.	30 ft. from curb	11/13/74	12:15 p.m.	Clear
Average ambient readings	66 dB(A)			
Peak	89.5 dB(A)			
Low	42 dB(A)			
Grand Ave. & College Vista Dr.	Curbside	11/13/74	1:30 p.m.	Clear
Average ambient readings	68 dB(A)			
Peak	76 dB(A)			
Low	54 dB(A)			
Grand Ave. & Shadow Mt. Rd.	30 ft. from curb	11/13/74	2:00 p.m.	Clear
Average ambient readings	66.5 dB(A)			
Peak	75 dB(A)			
Low	44 dB(A)			
Shadow Mt. Rd. & Kingspoint	Curbside	11/13/74	2:45 p.m.	Clear
Average ambient readings	44 dB(A)			
Low	35 dB(A)			
Grand Ave. & San Jose Hills Rd.	30 ft. from curb	11/13/74	3:15 p.m.	Clear
Average ambient readings	72 dB(A)			
Peak	91.5 dB(A)			
Low	50 dB(A)			

INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
Vejar Rd. & Oakwell Dr.	Curbside	11/15/74	10:15 a.m.	Clear
Average ambient readings	42 dB(A)			
Peak	70 dB(A)			
Low	40 dB(A)			
Vejar Rd. & Centinary Dr.	Curbside	11/15/74	10:30 a.m.	Clear
Average ambient readings	42 dB(A)			
Peak	70 dB(A)			
Low	40 dB(A)			
Vejar Rd. & Maryville Dr.	Curbside	11/15/74	10:45 a.m.	Clear
Average ambient readings	50 dB(A)			
Peak	76 dB(A)			
Low	43 dB(A)			
Vejar Rd. & Radcliff Dr.	Curbside	11/15/74	11:00 a.m.	Clear
Average ambient readings	62 dB(A)			
Peak	70 dB(A)			
Low	44 dB(A)			
Vejar Rd. & Barbados Dr.	Curbside	11/15/74	11:15 a.m.	Clear
Average ambient readings	70 dB(A)			
Peak	80 dB(A)			
Low	44 dB(A)			
Vejar Rd. & Carbonia Ave.	Curbside	11/15/74	11:35 a.m.	Clear
Average ambient readings	70 dB(A)			
Peak	74 dB(A)			
Low	42 dB(A)			
Vejar Rd. & Abogado Ave.	Curbside	11/15/74	12:00 p.m.	Clear
Average ambient readings	72 dB(A)			
Peak	82 dB(A)			
Low	42 dB(A)			

5 INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITION
Vejar Rd. & Abogado Ave.	Curbside	11/15/74	12:20 p.m.	Clear
Average ambient readings	68 dB(A)			
Peak	85 dB(A)			
Low	42 dB(A)			
Pierre Rd. & Fuerte Dr.	Curbside	11/15/74	12:45 p.m.	Clear
Average ambient readings	45 dB(A)			
Peak	75 dB(A)			
Low	39 dB(A)			
Kelso Road	end of road	11/15/74	1:15 p.m.	Clear
Average ambient readings	40 dB(A)			
Peak	42 dB(A)			
Low	36 dB(A)			
Children operating dirt bike	62 dB(A)			
Kelso Rd. & Pierre Rd.	Edge of road	11/15/74	1:30 p.m.	Clear
Average ambient readings	40 dB(A)			
Peak	88 dB(A)			
Low	35 dB(A)			
Pierre Road	End of road	11/15/74	2:00 p.m.	Clear
Average ambient readings	40 dB(A)			
Peak	60 dB(A)			
Low	32 dB(A)			
Cartel Dr. & Fuerte Dr. (west intersection)	Edge of road	11/15/74	2:15 p.m.	Clear
Average ambient readings	50 dB(A)			
Peak	75.5 dB(A)			
Low	40 dB(A)			
Cartel Dr. & Fuerte Dr. (east intersection)	Edge of road	11/15/74	2:35 p.m.	Clear
Average ambient readings	40 dB(A)			
Peak	66.5 dB(A)			
Low	36.5 dB(A)			

6 INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
Cartel Dr. & Cantel Dr.	Edge of road	11/15/74	3:00 p.m.	Clear
Average ambient readings	40 dB(A)			
Peak	62 dB(A)			
Low	38 dB(A)			
Cartel Dr. & Marcon	Edge of road	11/15/74	3:15 p.m.	Clear
Average ambient readings	50 dB(A)			
Peak	64 dB(A)			
Low	42 dB(A)			
Slope Dr. & Castlehill Dr.	Edge of road	11/18/74	10:15 a.m.	Cloudy
Average ambient readings	44 dB(A)			
Peak	74 dB(A)			
Low	41 dB(A)			
Camino de Rosa & Castlehill Dr.	Edge of road	11/18/74	10:30 a.m.	Cloudy
Average ambient readings	52 dB(A)			
Peak	75.5 dB(A)			
Low	40 dB(A)			
Camino de Rosa and Camino de Gloria	Edge of road	11/18/74	10:45 p.m.	Cloudy
Average ambient readings	56 dB(A)			
Peak	70 dB(A)			
Low	45 dB(A)			
Camino de Rosa and Camino de Teodoro	Edge of road	11/18/74	11:00 a.m.	Cloudy
Average ambient readings	56 dB(A)			
Peak	74.5 dB(A)			
Low	40 dB(A)			
Calle Baja and Camino de Teodoro	Edge of road	11/18/74	11:25 a.m.	Cloudy
Average ambient readings	50 dB(A)			
Peak	87 dB(A)			

	INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
7	Calle Baja and Camino de Gloria	Edge of road	11/18/74	11:45 a.m.	Cloudy
	Average ambient readings	40 dB(A)			
	Peak	72 dB(A)			
	Low	36 dB(A)			
	Valley Blvd. & Camino de Gloria	Curbside	11/18/74	11:45 a.m.	Cloudy
	Average ambient readings	72 dB(A)			
	Peak	84 dB(A)			
	Low	55 dB(A)			
	Valley Blvd. & Camino de Teodoro	Curbside	11/18/74	12:15 p.m.	Cloudy
	Average ambient readings	70 dB(A)			
	Peak	77 dB(A)			
	Low	46 dB(A)			
	Valley Blvd. & Castlehill Dr.	Curbside	11/18/74	12:30 p.m.	Cloudy
	Average ambient readings	74 dB(A)			
	Peak	87 dB(A)			
	Low	54 dB(A)			
	Temple Ave. & Dubuque Ave.	Curbside	11/18/74	2:00 p.m.	Overcast
	Average ambient readings	30 dB(A)			
	Peak	56 dB(A)			
	Low	29 dB(A)			
	Villeroy and Collegevood Dr.	Curbside	11/18/74	2:15 p.m.	Overcast
	Average ambient readings	48 dB(A)			
	Peak	88 dB(A)			
	Low	42 dB(A)			

Highest constant source of noise is Grand Avenue @ 46 dB(A).

	INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
8	Camelback	End of road	11/18/74	2:30 p.m.	
	Average ambient readings	40 dB(A)			
	Peak	46 dB(A)			
	Low	36 dB(A)			
	Suzanne Rd. & Valley Blvd.	Curbside	11/19/74	2:50 p.m.	Clear
	Average ambient readings	74 dB(A)			
	Peak	85 dB(A)			
	Low	46.5 dB(A)			
	Suzanne Rd. & Divonne Dr.	Curbside	11/19/74	3:10 p.m.	Clear
	Average ambient readings	72 dB(A)			
	Peak	78 dB(A)			
	Low	40 dB(A)			
	Suzanne Rd. & Delphine Dr.	Curbside	11/19/74	3:25 p.m.	Clear
	Average ambient readings	52 dB(A)			
	Peak	58 dB(A)			
	Low	40 dB(A)			
	Suzanne Rd. & Deloraine	Curbside	11/19/74	3:35 p.m.	Clear
	Average ambient readings	40 dB(A)			
	Peak	51 dB(A)			
	Low	40 dB(A)			

OTHER LOCATIONS

Southwest corner of Community Shopping Center		11/8/74	11:15 a.m.	Clear
Average ambient readings	60 dB(A)			
Peak	85 dB(A)			
Low	48 dB(A)			

9 INTERSECTION OR STREET NAME	LOCATION	DATE	TIME	WEATHER CONDITIONS
West Walnut Park		11/18/74	12:50 p.m.	Cloudy

Average ambient readings 64 dB(A)
Peak 82 dB(A)
Low 51 dB(A)

SEWER ELEMENT

S E W E R E L E M E N T

INTRODUCTION

This Element reports the present condition of the existing sewage collection system and the future needs for expansion of the system to serve the community as envisioned in this General Plan.

In general, the City of Walnut system adequately serves existing development, and it enjoys a fiscally sound and administratively smoothly functioning operation and maintenance program through its coordination with the County Sanitation District 21 and the Consolidated Sewer Maintenance District of the County Engineer's Department.

Future sewering needs for the community are set forth in the Plan. In almost every case they are anticipated in connection with future development, and the timing for making the sewer extensions can be coordinated with the proposed development. The exception is the Gartel-Fuerte area which is already partially developed, but which receives inadequate sewer service from the existing private, individual sewage disposal systems. Attention should be given to an evaluation of the present or potential health hazards within this area.

GENERAL POLICY

It is the policy of the City of Walnut to develop an adequate sewerage system to provide essential basic public health needs to its suburban areas. Any lack or inadequacy of these facilities would materially detract from the quality of life and constitute a health hazard. Included in this policy are the following:

1. Provide a comprehensive sanitary sewage collection system for the City of Walnut consistent with the nature, location and intensities of land uses proposed by this General Plan and coordinated with the conveyance and treatment services provided the community by other agencies.

2. Conserve community resources by striving for fiscal frugality through a planned collection system. Planned development should occur without overburdening existing systems. Maintenance, extensions, and repairs should be carried out with minimal disturbance of other community services, for example the street system.

SYSTEM DESCRIPTION AND ANALYSIS

Los Angeles County Sanitation District 21 serves the Walnut area by a principal trunk system along Valley Boulevard plus a major branch trunk sewer running northerly along Grand Avenue to the college. A second branch trunk sewer extends northerly along Nogales Street along the western boundary of the City. From the City of Walnut, these trunk sewers run parallel to the San Jose Creek and then empty into the San Jose Water Renovation Plant located approximately at the junction of the San Jose Creek and the San Gabriel River.

The community is divided into three major sewer drainage basins by the natural topography, the street system and other factors. The first of these basins is the Nogales Street basin in the vicinity of the western city limit line. The area within this basin lies partially within the City of West Covina.

The Nogales Street basin has a principal valley which extends northwesterly more than two miles from La Puente Road. Several sub-basins exist in the form of lesser valleys extending easterly of Nogales Street. This basin is typical of each basin within the community in that the upper portions are steep with canyon-like depressions. Below an east-west line north of and generally paralleling the future alignment of Temple Avenue, the slopes become less steep, but they still remain sufficiently pronounced so as to limit sewer alignment and tributary area alternatives.

The Land Use Element provides for the upper portions of the Nogales Street basin to develop at hillside residential density levels. The remainder of the area is used for general residential development. The trunk sewer sizing along Nogales Street is adequate to serve the land uses contemplated by the City of Walnut General Plan.

Future branches off the Nogales Street trunk sewer will serve the sub-basins tributary to it. The most northerly branch will follow the Temple Avenue alignment, and two other branch sewers will be necessary to serve the two principal valleys running easterly from Nogales Street between Temple Avenue and La Puente Road.

The second major basin will be served by a trunk sewer in Lemon Avenue and its future northerly extension. This basin comprises the central portion of the city, extending from Valley Boulevard on the south to the San Jose Hills ridge on the north. The upper portion of the basin is projected for hillside residential land uses while the area southerly of La Puente Road is projected for general residential land use. The neighborhood commercial land uses anticipated in the General Plan were also considered in calculating the probable sizes of the future sewer extensions. Because the Lemon Avenue basin is

planned to contain extensive areas of hillside residential development, the trunk sewer sizes are smaller than would otherwise be possible.

The upper portion of the area will be served by two branch sewers. One of these is proposed in Meadowpass Road extending from Lemon Avenue to Temple Avenue. The other branch sewer will follow Lemon Avenue northwesterly toward Temple Avenue. These two branches will flow into a trunk sewer at the Lemon-Meadowpass intersection and flow southerly along Lemon Avenue to the existing line at Vejar Road.

Special attention should be given to the sewering needs of the Gartel-Fuerte area. This sub-basin includes about 230 acres of area and it is presently developed to the extent of about 106 homesites. The developed properties within this area are presently serviced either by individual septic tanks or individual cesspools. In some cases a single home has both disposal facilities. There is evidence that even at the present, relatively early stage of development, the area is suffering from the lack of an adequate public sewage collection system.

The third major basin focuses about Grand Avenue. This basin is located on the eastern side of the city, and it takes in all of that area easterly of the principal north-south ridge lying westerly of Grand Avenue. It is a unique basin in comparison to the others in several respects. First, it contains the most rugged portions of the San Jose Hills within the city, secondly the developed portions of the basin are within its upper reaches, and finally a substantial portion of the area is already sewered with an adequate system. The Mount San Antonio College site is a major feature within this basin. The campus is a permanent one and the large areas devoted to parking and agricultural uses materially reduce the sewering demand within the basin. The remainder of the basin will develop at hillside residential densities except for a small commercial area above Temple Avenue west of Grand Avenue.

The Grand Avenue basin is in the most advanced stage of redevelopment. The college campus is completely sewered to meet its known development plans, and the residential area northerly of Temple Avenue and westerly of Grand Avenue is virtually fully developed and sewered. The existing Grand Avenue trunk sewer is adequate to serve the ultimate development contemplated for this basin.

To complete the sewering of this basin, it is anticipated that a branch sewer will be needed to serve the first valley easterly of Grand Avenue and northerly of Valley Boulevard. A second branch sewer is proposed to be placed in Mountaineer Avenue on its future alignment so as to serve the hillside residential properties north of this street.

In general, all of the future sewer extensions necessary to serve the community completely will be constructed in coordination with and at the time of the developments creating their need. Therefore there is

no basis to suggest priorities regarding sewering the various basins in meeting community goals. The single exception is the recognized desirability of eliminating the lift station on Temple Avenue in the vicinity of Heidelberg Avenue. With the construction of the extension in Lemon Avenue and Meadowpass Road to Temple, this lift station could be eliminated and gravity service substituted. This conversion would reduce operating costs and produce a more reliable sewerage system for the neighborhood now served by the lift station.

In addition to the major basins discussed above, there are several smaller areas presently unsewered. Those areas near La Puente Road and Valley Boulevard may be sewered by minor extensions of existing sewers in the immediate area. By contrast, the area northerly of the San Jose Hills ridge comprises the portion of the community least easily sewered. It is possible that this area can be sewered by extensions of various lines within the developed portion of West Covina north of Walnut. Alternatively, some parts of this area might be sewered to the south by use of lift stations or by routing gravity sewers through areas which have been graded so as to permit such routing.

In general, the sewerage system of the community is in excellent condition. The existing system is adequate in capacity and in condition, and the future needs of the community as delineated in this plan are capable of being financed by development proponents as a need occurs.

CRITERIA. The technical criteria used to prepare this plan is recorded here to aid planning and engineering application of its contents. Also, this information is useful as a basis for detecting the need to modify or update the plan itself.

Land use criteria was obtained from this General Plan supplemented by data gained from an interview of college officials regarding Mount San Antonio College. Unit flow characteristics were developed as set forth in Table A. Density criteria were selected after analysis of the General Plan projections and assumption that the zoning and subdivision regulations of the City will be modified as necessary to implement the General Plan projections. Unit population factors were selected after examination of the 1976 Special Census statistics which show that the City-wide average factor is 3.48 persons per dwelling unit. Unit flows were calculated on the basis of 100 gallons per day per person average flow. Design demand peak flow factors were based on City of Los Angeles Bureau of Engineering data as reported in the American Society of Civil Engineers Manual and Report on Engineering Practice No. 37.

The sizing and location of future sewer extensions is necessarily preliminary. Detailed design may dictate modifications, but consideration should be given to sewering needs in the selection of horizontal and vertical alignment of future streets. Tributary areas, identified on

Master Sewer Plan, Plate II, are also subject to modifications based upon grading plans and precise topographic information contrary to the data available for preparation of this plan.

IMPLEMENTATION

The current City system for financing the operation, maintenance, and capital improvements to its sanitary sewer collection system has proven itself to be entirely satisfactory, not only for the present, but for the forseeable future. Therefore, the implementation of this element is best achieved by sustaining present practices and procedures.

The presently sewered portion of the city is included within Los Angeles County Sanitation District 21. This district is responsible for the conveyance, treatment and disposal of sewage from local connection points on its trunk sewer system. The County Sanitation District levies a uniform property tax on the entire district as its revenue source for underwriting its functions.

The City administers its local collection system maintenance and operation responsibility by the inclusion of the sewered portion of the City within the Consolidated Sewer Maintenance District of the Los Angeles County Engineer's Department. This district, in turn, assumes responsiblity for the maintenance and operation of the local sewage collection system within the city limits. Its revenue resource is also in the form of a property tax on the properties within the district. The tax rate for fiscal year 1971-1972 amounted to $0.0673 per 100 dollars of assessed valuation.

The City exercises direct responsibility for the administration of capital improvement requirements. This responsibility is discharged by requiring new developers to provide those extensions of the local collection system deemed necessary to serve the development and to be consistent with the community's ultimate sewering requirements. Where appropriate the City offers relief to any developer who finds it necessary to initially finance extensions which will serve property other than his own. This relief is in the form of a reimbursement agreement whereby the City collects a prorated share of the initial construction cost from subsequent developments utilizing this sewer and reimburses the initial developer.

Under state law it is possible to initiate proceedings for the financing of a sewage collection system by assessment of the cost for the improvement to the properties benefited by the work in those few areas of the city presently developed but unsewered.

TABLE A

DESIGN CRITERIA

AVERAGE FLOW UNIT DEMANDS
FOR VARIOUS LAND USES

Land Use	Density Factors	Unit Flow-Average (gal. per day per gross acre)
Hillside Residential	0.6-3.0 dwelling units/ gross acre; 3.48 persons/ family	209-1044
General Residential	4.2 dwelling units/gross acre; 3.48 persons/family	1,462
Commercial	- - -	3,500
Parks/Open Space	- - -	0
Schools	average daily attendance	15 gal. per day student
Industrial	- - -	15,500

APPENDIX

CITY OF WALNUT

GENERAL PLAN ENVIRONMENTAL IMPACT

REPORT AND FOUNDATION DOCUMENT

July 13, 1977

July 1978 Emended

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SECTION I

SUMMARY

DESCRIPTION OF PROJECT

The Project consists of the General Plan of the City of Walnut including its land use, circulation, housing, conservation, open space, recreation, scenic highways, public safety, noise, and sewer elements. The proposed General Plan consists of an updating of the land use, and circulation, elements, and the consolidation of the other elements all into a single comprehensive document.

In addition, this environmental impact report is intended to serve as a foundation document for subsequent community planning and decision making activities.

IMPACT ANALYSIS

It has been determined that there are no rare or unique environmental resources endangered by the proposed project. Potentially significant environmental impacts have been mitigated by provisions of the proposed General Plan, primarily in the form of recommended park or natural area reserves and by recommended implementation techniques which would safeguard environmental resources consistent with this evaluation.

The statement above does not mean that the proposed General Plan will not in fact alter the environmental nature of the area by its implementation. Rather the conclusion is that these environmental alterations will not be of a significant, adverse nature.

This General Plan projects an estimated maximum ultimate development for the community of 7,952 dwelling units. This amount is 53% of the densities set forth in the present zoning ordinance and 42% of the comparative figure set forth in the General Plan land use element before this revision. *

EDITORIAL COMMENT

The final environmental impact report for the General Plan is on file with the City Clerk. This edition has been emended to include critical information reflective of the General Plan, as adopted, in order to better serve as a foundation document for specific projects in the community. Paragraphs containing such emendations are marked with an asterisk in the margin.

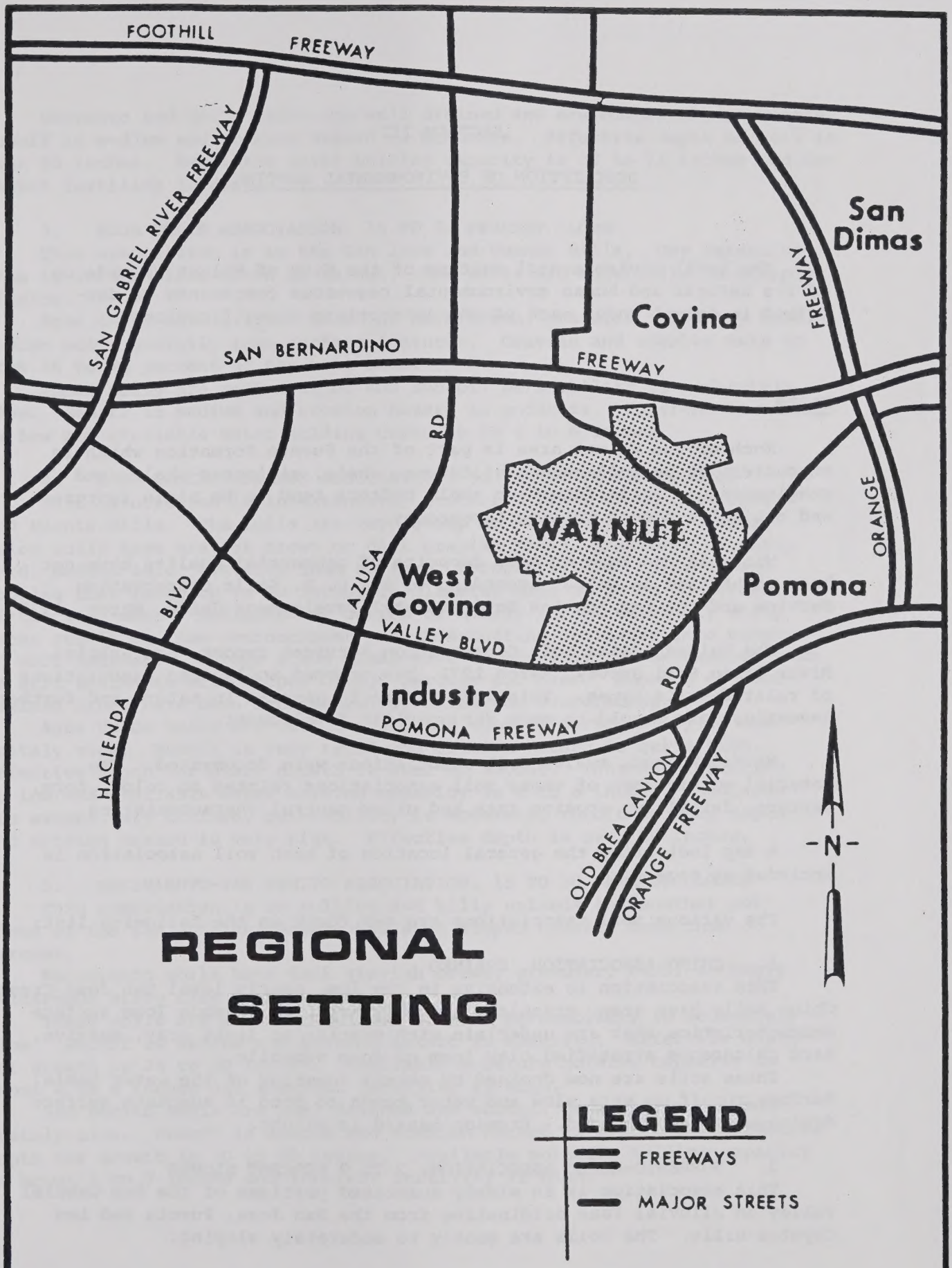
SECTION II

DESCRIPTION OF PROJECT

The project evaluated by this environmental impact report is the General Plan of the City of Walnut. This General Plan includes all elements of the general planning process including land use, circulation, housing, environmental resources management (conservation, open space, recreation and scenic highways), public safety, noise, and sewer. The project scope consisted of a review and updating of the community's general goals and objectives with particular attention given to land use considerations, circulation considerations and environmental resources management considerations. In each case the modifications in these areas reflect an updating and refinement of present General Plan elements previously adopted by the City.

In addition to the above, this General Plan has consolidated and incorporated its previously adopted elements towards the goal of providing one comprehensive document containing the entire general planning program for the City of Walnut.

It is also the intent of the City to utilize this environmental impact report as a foundation document for subsequent community planning and decision-making activities to the extent that the environmental information contained in this report either completely or partially acts as a basis for subsequent project evaluations. This intention is consistent with the State of California guidelines for implementation of the California Environmental Quality Act of 1970 (Section 15068.5).



REGIONAL SETTING

SECTION III

DESCRIPTION OF ENVIRONMENTAL SETTING

The total environmental setting of the City of Walnut is made up of its natural and human environmental resources components as described in detail under each of the appropriate classifications.

SOILS

Much of the Walnut area is part of the Puente Formation which is characterized by well-bedded siltstone, shale, siliceous shale, and conglomerate. Soils formed on shale bedrock tend to be plain textured and exhibit a smooth rolling topography.

Minerals and rock or sand deposits of commercial quality have not been identified in Walnut according to the U. S. Soils Conservation Service and the Los Angeles Environmental Development Guide, March, 1973.

The United States Soil Conservation Services report, San Gabriel River Basin Soil Survey, March 1972, has grouped soils into associations of related soils types. This information is general in nature and further investigations should be made for specific development.

Within Walnut, twelve soil associations were documented. The material within each of these soil associations relates to color, form, texture, fertility, erosion rate and other general characteristics.

A map indicating the general location of each soil association is included at page 6.

The various soil associations are set forth in the following list:

1. CHINO ASSOCIATION, DRAINED

This association is extensive in the low, nearly level San Jose Creek. Chino soils have gray, granular, slightly hard, calcareous loam surface characteristics that are underlain with granite or light gray, massive, hard calcareous stratified clay loam or loam subsoils.

These soils are now drained by recent lowering of the water table. Surface runoff is very slow and water tends to pond if adequate surface drainage is not provided. Erosion hazard is slight.

2. SORRENTO-MOCHO ASSOCIATION, 2 TO 9 PERCENT SLOPES

This association is in widely scattered portions of the San Gabriel Valley on alluvial fans originating from the San Jose, Puente and Los Coyotes Hills. The soils are gently to moderately sloping.

Sorrento and Mocho soils are well drained and are moderately permeable. Runoff is medium and erosion hazard is moderate. Effective depth of soil is over 60 inches. Available water holding capacity is 10 to 11 inches and inherent fertility is high.

3. AGUA DULCE ASSOCIATION, 15 TO 50 PERCENT SLOPE

This association is in the San Jose and Puente Hills. One extensive area is in the hills north of Walnut. The soils are moderately to steeply sloping.

Agua soils have grayish brown or dark brown, granular, slightly hard, medium acid, gravelly loam surface features. Gravels and cobbles make up from 29 to 70 percent of the soil mass.

These soils are well drained and subsoil permeability is moderately slow. Runoff is medium and erosion hazard is moderate. Inherent fertility is low and available water holding capacity is 4 to 6 inches.

4. AGUA DULCE-BADLANDS ASSOCIATION, 50 TO 100 PERCENT SLOPES

This association is in extensive, scattered areas of the San Jose and Puente Hills. The soils are very steep to extremely steep. Agua Dulce soils have grayish brown or dark grayish brown, granular, slightly hard, medium acid, gravelly loam surface characteristics. Gravels and cobbles that range up to 20 inches in diameter made up 20 to 70 percent of the soil mass. Badlands are barren or nearly barren extremely steep faces resulting from encroachment and undercutting drainages into masses of soft sediments. Large slide areas have formed leaving raw exposed beds of silt sediments with slopes of 100 percent and over. Erosion of some Badland areas have been accelerated by fires and overgrazing.

Agua Dulce soils are well drained and subsoil permeability is moderately slow. Runoff is very rapid and erosion hazard is quite high. Effective depth for plant growth is over 60 inches. Inherent fertility is low and available water holding capacity is 4 to 6 inches. Badlands are excessively drained, permeability is moderate, runoff is very rapid and erosion hazard is very high. Effective depth is over 60 inches.

5. NACIMIENTO-SAN BENITO ASSOCIATION, 15 TO 50 PERCENT SLOPES

This association is on rolling and hilly uplands in smoother portions of the San Jose and Puente Hills on slopes usually less than 30 percent.

Nacimiento soils have dark grayish brown, granular, hard, strongly calcareous silty clay loam surface.

These soils are well drained and subsoil permeability is moderately slow. Runoff is medium and erosion hazard is moderate. Effective depth for growth is 24 to 40 inches. Available moisture holding capacity is about 4 to 6 inches and inherent fertility is high.

San Benito soils are well drained and subsoil permeability is moderately slow. Runoff is medium and erosion hazard is moderate. Effective depth for growth is 30 to 45 inches. Available moisture holding capacity is about 5 to 7 inches and inherent fertility is high.

CITY OF WALNUT

GENERAL PLAN

LEGEND

	SOIL ASSOCIATION
1	CHINO
2	SORRENTO - MOCHO
3	AGUA DULCE
4	AGUA DULCE - BADLANDS
5	NACIMIENTO - SAN BENITO 15 - 50% SLOPE
6	NACIMIENTO - SAN BENITO 50 - 75% SLOPE
7	NACIMIENTO - SAN BENITO URBAN
8	NACIMIENTO - SAN BENITO ERODED
9	NACIMIENTO - BADLANDS
10	URBAN LAND, CLAYEY
11	URBAN LAND, LOAMY
12	CROPLEY

SOILS

BOUNDARIES

LAMPMAN & ASSOCIATES
MUNICIPAL PLANNING AND ENGINEERING CONSULTANTS

LEGEND

Existing	Future	
———	———	Local Sewer
———	———	Co. Sanitation District Trunk Sewer
———		City Limit Line
---------		Tributary Area Bndy.
Ⓟ		Pumping Station

NOTE: THE READER IS ADVISED THAT THE FUTURE STREET SYSTEM AS SHOWN HEREON HAS BEEN REVISED. PLEASE REFER TO THE CURRENT LAND USE & CIRCULATION ELEMENTS OF THE GENERAL PLAN MAP.

0 800' 1600'

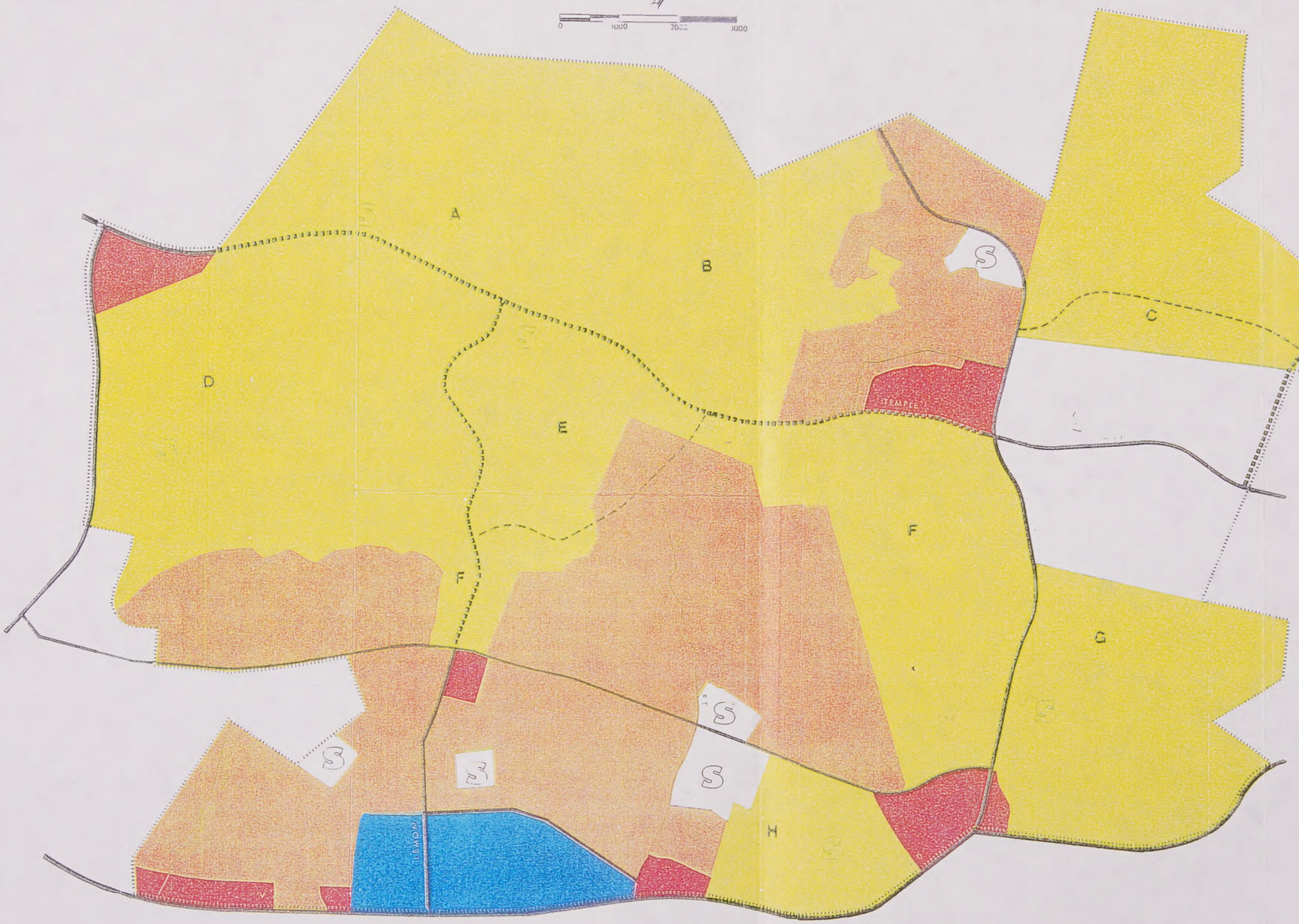
MASTER SEWER PLAN

CITY OF WALNUT

JAN 1973 LANPHAR & ASSOCIATES MUNICIPAL PLANNERS AND ENGINEERING CONSULTANTS PLATE II

CITY OF WALNUT
GENERAL PLAN

CITY OF WALNUT
GENERAL PLAN



LAND USE AND CIRCULATION ELEMENTS

SAN DIMAS AVE

LEGEND

- CITY LIMITS
- MAJOR STREETS EXISTING
- MAJOR STREETS FUTURE
- SECONDARY STREETS EXISTING
- SECONDARY STREETS FUTURE
- IMPORTANT LOCAL STREETS EXISTING
- IMPORTANT LOCAL STREETS FUTURE

- INDUSTRIAL
- COMMERCIAL
- GENERAL RESIDENTIAL
- HILLSIDE SINGLE - FAMILY RESIDENTIAL (IDENTITY & MAX DENSITY DU/Ac)
- S SCHOOL

These soils are presently used for range; a few areas are used for grain. Urban encroachment is occurring in many areas. Under well managed grass cover, very little sediment is washed from these soils. Any construction on these soils needs careful study when selecting building sites due to slip hazard and moderate shrink-swell potential.

6. NACIMIENTO-SAN BENITO ASSOCIATION, 50 TO 75 PERCENT SLOPES

This association is extensive in upland areas of the San Jose and Puente Hills. The soils are steep and very steep.

Nacimiento soils are well drained and subsoil permeability is moderately slow. Runoff is rapid and erosion hazard is high. Effective depth is 20 to 26 inches. Available moisture holding capacity is about 4 to 6 inches and inherent fertility is high.

San Benito soils are well drained and subsoil permeability is moderately slow. Runoff is rapid and erosion hazard is high. Effective depth is 24 to 40 inches. Available moisture holding capacity is about 5 to 6 inches and inherent fertility is high.

About 30 percent of this unit consists of inclusions of several other soils. Among these are soils similar to Nacimiento except that surface colors are dark gray. Other areas have dark gray, shaly, silty, clay loam soils formed on acid, siliceous shale. Soils with sandy loam textures formed from coarse sandstones and conglomerates occur within some areas. Small spots are included that are clay textured and are formed on soft shales. These soils develop wide cracks when dry. Other included areas have clay loam textures but have an acid reaction throughout. Small valleys, too small to delineate, are also included. These valleys usually contain deep soils with clay loam to clay textures.

7. NACIMIENTO-SAN BENITO ASSOCIATION, 15 TO 50 PERCENT SLOPES, URBAN

This association is in scattered areas in the San Jose and Puente Hills. The soils are about the same as Nacimiento-San Benito Association, 15 to 50 percent slopes. However, it is presently used for urban uses rather than for agriculture. The urban development consists of scattered rancho type housing that have a minimum of soil disturbance. Most of the soil disturbance is a result of road construction and leveling small areas for house sites, driveways and patios. More than half of the area is undisturbed and the soil can be identified and classified.

During development and building, and for 4 to 5 years afterwards, these areas produce moderate amounts of sediments and runoff. After house lots and road cuts have been stabilized by vegetation, erosion hazard is reduced to nearly its original potential. Temporary vegetative cover or other erosion control practices during the rainy season would reduce runoff, erosion and sediments as these areas are developed. Sites for buildings need careful selection and preparation due to hazards of slips, and moderate shrink-swell potential.

8. NACIMIENTO-SAN BENITO ASSOCIATION, 15 TO 50 PERCENT SLOPES, ERODED

This association is on low rolling hills, and is extensive in the south portion of San Jose Hills and in scattered areas in the Puente Hills. The soils are moderately to steeply sloping.

This unit is characterized by light colored hill tops where topsoil has been removed and deep, darker soils on lower, less eroded slopes. Runoff is rapid and erosion hazard is high. Effective depth is 6 to 35 inches. Available moisture holding capacity is about 1 to 5 inches. Inherent fertility ranges from very low on eroded spots to high on uneroded spots.

Most of this association is presently used for grain production, and other areas are used for range. Areas used for grain produce a high yield of sediments. Areas under grass cover produce moderate amounts of sediment. Hazards for urban use include slip tendencies, moderate shrink-swell potential and lack of surface soil on eroded portions.

9. NACIMIENTO-BADLANDS ASSOCIATION, 30 TO 100 PERCENT SLOPES

This association is in scattered portions of the San Jose and Puente Hills. The soils are very steep to extremely steep.

Nacimiento soils have dark grayish brown, granular, hard, strongly calcareous, silty clay loam surface soils.

Badlands type is very steep, nearly barren lands, near the head of drainages and other extremely steep slopes. These barren areas appear to be the result of large slips in very steep and unstable positions.

Nacimiento soils are well drained and subsoil permeability is moderately slow. Runoff is rapid and erosion hazard is high. Effective depth is 16 to 30 inches. Available water holding capacity is about 3 to 5 inches and inherent fertility is high.

Badlands type is nearly devoid of plants so it is characterized by very rapid runoff and very severe erosion hazard.

This unit is presently used for range with urban encroachment occurring on the fringes of some areas. These developing areas are very unstable and hazardous for urban or other development. They are heavy contributors of sediments, are very susceptible to slips.

10. URBAN LAND, CLAYEY

This association is widely scattered in the San Jose, Puente and Los Coyotes Hills. Existing land uses consist mainly of housing subdivisions, and the area forms are generally hilly lands on slopes usually over 15 percent. When these areas were converted to urban use, the surface was completely reshaped by earth moving equipment. Most of the reshaping consisted of construction of terraces or individual pads for house sites and by filling in narrow valleys and ravines for roads and house sites. Natural soil profiles were obliterated and soils cannot now be classified by their natural characteristics. Hence the areas are classified as miscellaneous land.

This association was established in areas having clay loam or silty clay loam soils that are underlain by soft calcareous shale or siltstone. They are within or on the fringes of larger areas of the Nacimiento-San Benito Association.

Typically the area of the terrace or house pads closest to the hillsides are cut into the bedrock and the outside area is fill material. However, many house pads are on entirely exposed bedrock and others are on entirely transported fill material. The building sites with exposed bedrock tend to be stable for building and the fill land tend to be un-

stable due to settling or slippage. Areas between levels of building sites or terraces are steep, usually 50 to 60 percent slopes and tend to form gullies and rills. Fill material is usually silty clay loam textured, calcareous, and may or may not have fragments of shale or other parent material.

It is difficult to establish vegetation on exposure areas because of lack of surface soil in cut areas, high lime content, lack of nitrogen and poor water penetration. Consequently these areas are difficult to stabilize against erosion.

These areas are extremely high contributors of sediment while they are being constructed and several years thereafter, until stabilized by landscaping. Some areas are susceptible to slips and settling especially if the shale formations are titled downslope on the hills. Intervening areas between terraces or house pads are very difficult to stabilize because of steep slopes, how fertility and poor water penetration.

11. URBAN LAND, LOAMY

This associaiton is scattered in the foothills of the San Gabriel Mountains, San Jose and Puente Hills. Existing land uses consist of housing subdivisions on uplands with slopes usually steeper than 15 percent. When the land was converted into urban use, the land surface was completely reshaped by earth moving equipment. Most of the reshaping was caused by construction of terraces and filling in of narrow valleys and ravines for roads and building sites. Natural soil profiles were obliterated and soils cannot now be classified from their natural characteristics. Hence the areas are classified as miscellaneous land.

This unit was established in areas that have the soils with loam or coarser textures, more often sandy loam or loamy sand. The soils were developed on deep deposits of water deposited material that usually contain numerous water rounded gravels and cobbles. The areas are mainly within or on the edges of the Agua Dulce Association.

Typically, the terraces or house pads closest to the hill are cut into the gravelly and cobbly deposits and the outer edges are fill material from the cuts. However, some pads or terraces consist entirely of exposed parent material and others entirely of transported fill material. Building sites on cut areas are fairly stable but fill areas tend to settle or slip. Areas between terraces or building sites are steep, usually 50 to 60 percent slopes, and tend to form rills and gullies. Cut areas are usually gravelly, cobbly or both with loamy sand or sandy loam textures. Fill areas contain similar material with darker surface soil mixed with parent material. It is difficult to establish vegetation on this site because of very low soil fertility and low water holding capacity. Consequently these areas are difficult to stabilize against erosion.

These areas are high contributors of sediment while they are being constructed and for several years thereafter.

12. CROPLEY ASSOCIATION

This association is in valleys along the San Jose Creek in the vicinity of Rowland Heights and Walnut. The soils are nearly level.

The Cropley soils are well drained and subsoil permeability is slow. Runoff is slow and erosion hazard is slight. Effective soil depth for growth is over 60 inches. Inherent fertility is high and available water-holding capacity is 9 to 10 inches.

Landslides are a common problem in the hillside areas of California, and in terms of dollar losses, one of the more costly geologic hazards. Walnut is located within a moderate zone with respect to severity of landslides. Recognition and assessment of future landslide potential is an integral part of precise planning and design of urban development projects.

Reduction of landslide losses may be achieved by limiting development in those areas having the economically uncorrectable problems, requiring the land developer to use good engineering geology practices and soils engineering methods throughout his design, and the enforcing of the grading ordinance.

Some of the soils within Walnut are characterized as moderately errodible and expansive. The reduction of erosion losses in suburban areas may be accomplished by land form design features incorporated in specific projects, by landscaping, and by surface drainage devices. Following project completion, the user of the property exercises continuing control over erosion through maintenance of landscaping and drainage systems. After local expansive soils have been identified as a potential problem, corrective measures can be designed into the foundation for little additional cost. Depending upon the soils situation, some examples of corrective measures include compaction and stabilization of the water content of the building site, strengthening of concrete slab floor, and installation of drains and water barriers around foundations.

Readers interested in more detailed local soils information are referred to a report entitled, "Geologic-Seismic Study for the General Plan, City of Walnut", prepared by the Engineering Geology Section, Department of County Engineer, in July 1974. A reference copy of the study is on file with the City Clerk.

GEOLOGY-SEISMICITY

Topographically, Walnut is on the south flank of the San Jose Hills. Erosion by numerous stream channels have shaped the area into broad valleys and steep ridges. In the southern part of Walnut, San Jose Creek forms a relatively flat alluviated plane sloping gently to the southwest. The highest elevation is at Buzzard Peak (1375 feet) in the northeast portion of the City of Walnut. The lowest elevation (530 feet) is along San Jose Creek in the southwestern part of the City of Walnut.

The San Jose Hills are a faulted anticlinal (upfolded) horst (uplifted block) between the Walnut Creek-Indian Hills Faults to the north, and the Whittier Fault to the south. The axial trace (crest) of the anticlinal structure coincides with the crest of the San Jose Hills. Erosion along south-flowing stream channels has exposed numerous small folds on the south limb of the anticlinal structure. Just south of the anticlinal crest, the east-west trending San Jose Fault juxtaposes Topanga Formation against the Puente Formation. This fault is thought to be a high angle reverse fault.

The historic earthquake records are of a relatively short life span when compared to geologic time so that methods for the prediction of seismicity must be based not only on statistical data from historic records, but more importantly, on the extensive geologic evidence of faulting during the past millions of years. This data suggests that California should anticipate a great earthquake approximately every 60 to 100 years, a major earthquake every 20 years, and a moderate earthquake about every 8 to 10 years. However, no regular periodicity has been established by the data, and prediction of earthquakes is not yet possible.

The State of California has an area of approximately 156,000 square miles. The Arvin-Tehachapi 1952 Ricter Magnitude 7.7 quake was felt over 160,000 square miles, and the San Francisco 1906, Richter Magnitude 8.3 quake was felt over 375,000 square miles. From this, it can be concluded that no part of the State of California is immune from earthquake damage. Nevertheless, parts of California will experience a lower earthquake risk because of all or a combination of the following: 1) low population, 2) solid bedrock at the ground surface, and 3) long distance from known active faults.

Few areas in Southern California have not been or will not be affected in the future by strong ground shaking from nearby earthquakes. Recorded epicenters of earthquakes which have occurred within and surrounding Los Angeles County during the past 70 years are of a frequency which indicates that the Los Angeles region is very earthquake prone.

Seismic parameters which may have a significant effect on the City of Walnut within the next 100 years have been estimated for both Active and Potentially Active Faults. Those parameters which have been estimated are:

1) average bedrock acceleration
2) predominant period of motion
3) duration of shaking, and
4) Richter Magnitude.

Damage from seismic events are due to four basic characteristics of earthquakes. They are: 1) ground shaking, 2) surface faulting, 3) ground failure, and 4) seismic sea waves and seiches. Ground shaking is probably the most damaging result of an earthquake because of the large area subject to shaking (San Francisco 1906, 8.3 Magnitude felt over 375,000 square miles). Strong motion lasting a few seconds in a moderate earthquake to as much as four minutes in a great earthquake is exaggerated on loose, water-saturated ground. The highest bedrock motion affecting Walnut is controlled by the distance to a fault and the fault's energy release potential.

Generally, fault rupture in a moderate earthquake may or may not extend to the ground surface, since fault rupture occurs along a rough plane in rock at average depths of 3 to 10 miles. In California, moderate earthquakes have been accompanied by surface faulting. Surface faulting develops scarps, grabens (trenches), fractures, and "mole tracks" known as pressure ridges. Ground surface rupture from faulting could occur associated with a moderate earthquake along the San Jose Fault within the City of Walnut.

Landsliding, liquefaction, fracturing, cracking, fissuring, compaction, subsidence, and uplift are various types of ground failure which may accompany earthquakes. These various ground failure types are discussed in the following pages. Areas within Walnut which may experience these ground failures are delineated in the Geologic-Seismic Study (see below).

Five relative landslide potential zones are recognized within the City of Walnut. These zones are:

1) High Landslide Potential (H);
2) Moderate Landslide Potential (M);
3) Low Landslide Potential (L);
4) No Landslide Potential (N);
5) Urbanized Zone (U)

These zones indicate areas where the relative potential for the occurrence of landslides during a future seismic event varies from high to none. Modification of the topography by grading would greatly affect the landslide potential. For example, subdivisions graded under present engineering geologic technology would become areas of low landslide potential and therefore could be zoned "Urbanized".

Development of the High and Moderate Landslide Potential Zones is feasible and accomplished by complying with present Uniform Building Code grading requirements.

Liquefaction involves a temporary transformation of material into a fluid mass. Areas of shallow groundwater and fine sandy unconsolidated sediments have a high liquefaction potential during a seismic event.

Development of large residential subdivisions and of major structures (Vital Facilities, High Occupancy, etc.) in liquefaction potential zones should be preceded by engineering geologic and soils investigations for purposes of not only determining the general foundation and geologic conditions, but for evaluating the liquefaction potential of the particular site.

Ground shaking, settling, compaction of earth, and landsliding produce irregular fractures, cracks, and fissures from a few inches to many feet in length. Such fractures may displace soil and earth in a manner similar to faults. Fractures of this type are rare in competent bedrock, but are significant in weathered stratified rock, alluvium and soil. Extensive fissuring and lurch cracking may occur in weak soil and alluvial basins up to 75 miles from the epicenter of a great earthquake.

Fracturing, cracking, and fissuring within the City of Walnut probably would occur along the San Jose Fault Zone as the result of a seismic event on this fault.

Tectonic subsidence, uplift, tilting, and warping are considered insignificant for the City of Walnut.

Tsunamis ("tidal wave") and seiches ("sloshing" of bodies of water) will not affect the City of Walnut because of its inland setting and because no significant bodies of water are within its city limits.

Ground water records of the Los Angeles Flood Control District show very shallow (20 feet or less) water levels in most of the alluviated valleys within the City of Walnut. While mapping during the summer of 1973 for the proposed Citrus-Lemon road alignment through Walnut, rising ground water (surface flow) was observed in many of the stream channels within the City. Ground water levels could rise to within a few feet of the surface during the rainy season in the alluviated ateas. This rise in ground water levels could raise the liquefaction potential of the area during a seismic event.

The City of Walnut's present policy requiring seismic, geologic, soils, and slope stability reports operates to minimize risks regarding both human life or limb and property damage losses.

This information regarding geology and seismicity is taken from a report entitled "Geologic-Seismic Study for the General Plan, City of Walnut", prepared by the Engineering Geology Section, Department of County Engineer, in July 1974. A reference copy of the study is on file with the City Clerk. This report's conclusions include the following:

1) The Maximum Credible Event, as estimated, will generate average bedrock accelerations in the City of Walnut of 0.2g as a result of a Richter Magnitude 8+ event on the San Andreas Fault. The estimated total duration of ground shaking will be about 110 seconds.

2) Most of the faults likely to impact on Walnut could generate average bedrock accelerations in the City of Walnut of approximately 0.2g with a total ground shaking duration of 10 to 20 seconds.

3) Landsliding is considered a major hazard during a seismic event for certain areas within the city.

4) Liquefaction potential could become high during the rainy season in most alluviated areas.

5) Surface faulting, fissuring, cracking and fracturing potential is highest in areas adjacent to the San Jose Fault.

6) Minor amounts of dynamic compaction of unconsolidated sediments may take place in alluviated areas.

ARCHAEOLOGY

Cultural resources dating to all periods of aboriginal and European occupation may occur within the city limits of Walnut. This investigation identifies sensitive areas of aboriginal occupation in undeveloped areas and presents recommendations concerning the identification and protection of cultural resources on both developed and undeveloped lands.

Culture History. Scattered evidence suggests the antiquity of Man in Southern California may exceed 20,000 years. Presumably these early populations were small groups whose economy was focused on collecting and hunting. Large land mammals were a part of the diet of these populations, though the importance of this resource may be over-emphasized. Many of the resources and environments utilized are now extinct or have been greatly modified. Early remains may be found in alluvial deposits which were once stream banks or sand bars, or knolls overlooking water sources.

Significant changes took place between 6000 B.C. and 1700 A.D. Over time population size and density grew, use of food resources and raw materials were intensified, social relationships became more complex, and intricate exchange networks developed between villages, tying together the major geographic regions of Southern California. By 500 A.D. village members had increased as had the population size of a village. More intensive use of the environment within a village territory resulted in the founding of number of temporary camp sites. The need for a larger and more diverse resource base fostered inter-regional exchange of goods. Populations based in the Walnut vicinity had trade agreements with coastal-based populations and populations based to the east, who in turn traded with desert peoples.

A village population in the Walnut vicinity, at the time of first European contact, ranged from 60 to 200 people. Historically this region fell within the territory of the Gabrielino. Walnut was probably on the eastern margin of a politic and economic interaction sphere centered on the San Gabriel River.

Arrival of the Spanish and the establishment of the mission system brought about a rapid decline in aboriginal populations and aboriginal patterns of land use. Animal husbandry and agriculture were introduced to Los Angeles County by the Spanish. The major impact of the mission system upon the Walnut area was the relocation and dissemination of aboriginal peoples. In 1833 mission land was secularized, this lead to the development of large ranchos. Agricultural development occurred about dwellings and cattle grazed over large tracts of land.

Methodology. A number of archival sources were consulted regarding the presence of known historic and prehistoric sites within the city limits of Walnut. In conjunction with a previous environmental impact report (Weaver 1976) the archaeological files of the University of California,

Los Angeles were reviewed. One archaeological site has been recorded within the City of Walnut (LAn-521). A listing of historical sites in Los Angeles County (compiled March 5, 1976 by the County of Los Angeles) indicated no historical sites for the study area. The "California Inventory of Historic Resources" (compiled by the Resources Agency, Department of Parks and Recreation, March 1976) lists no sites for the City of Walnut. However, it is known that this same agency designated the W. R. Rowland Adobe Redwood Ranch House located in Lemon Creek Bicentennial Park as a point of historical interest on October 1, 1975, * and they identified it by registration number LAn-021.

A field reconnaissance of undeveloped lands were investigated, excepting those previously inspected by archaeologists (Cottrell 1976; Leonard 1976; Weaver 1976) and those where access was denied.

Cultural Remains. No new archaeological sites were recorded. A number of isolated tools were observed; these however were not in sufficient density to record as a site. The location of these remains has been plotted on an area map, see page 17.

LAn-521 was recorded by California State University, Los Angeles in 1973. A complex of tools associated with plant collecting and processing, manos, and hammerstones were observed. These artifacts were covered by 2½ feet of topsoil in a disturbed area. The activities represented by the artifact assemblage may occur from 6000 to 8000 B.C. until historic times. The presence of the cogstone, which is more typically found in sites several thousand years old, suggests a camp site of some antiquity. The extent of this site is presently unknown.

Isolated cultural remains, milling tools for the most part, were located in the uplands to the north of LAn-521. It is not uncommon to find isolated tools in areas that were heavily utilized on a daily basis. These archaeological remains probably represent the collecting area for populations based at LAn-521.

No other aboriginal remains were observed. No historic remains were noted; standing structures or remains associated with standing structures were not recorded.

Recommendations. Aboriginal archaeological remains were limited to LAn-521 and a number of isolated tools. These remains, and historic structures and remains, important to the development of Walnut and Southern California, should be protected or preserved through study. The general vicinity of LAn-521 should be protected from development; this region could be incorporated into park development or open space. Other areas indicated as sensitive and areas not covered by this reconnaissance should be investigated further before development or redevelopment takes place.

Caution should also be exercised regarding the possibility of buried remains. The single recorded archaeological site within the City was

buried by 2½ feet of soil; additional sites may be buried. The City should adopt a policy regarding archaeological remains discovered during construction; provisions should be made to temporarily re-direct work allowing for assessment by a qualified archaeologist. Development in regions of known historic import should be assessed prior to construction. Areas could be tested to determine the presence of intact historic remains; in any event an archaeologist should be present at the time of demolition or construction.

PALEONTOLOGY

Within the San Jose Hills in Walnut there are certain fossil bearing rocks. These marine fossiliferous formations are from the Puente Formation of the upper Miocene. Specifically, fossil bearing shale and siltstone is persistent in the Yorba and La Vida strata. There may be some fossiliferous materials in the Fernando Formation of Pliocene age.

Paleontological sites yield specimens of fossil flora and fauna which can increase our data bank of scientific knowledge. It is especially important to avoid needless destruction of remaining paleontological sites.

Archaelogical Remains
Map 1

TOPOGRAPHY AND DRAINAGE.

Gently rolling hills in the southern portion and steeper, more rugged, sometimes precipitous hills in the northern portion characterize the topography of Walnut.

The topography itself varies from gradual slopes of 3 to 4 percent to mountainous terrain with grades of 50 percent or more. The major areas of steep terrain exist primarily in the eastern, central, and northern sections of the City. The steepest terrain is located in the most northern portion of the City where Buzzard Peak is located with a peak elevation of 1,375 feet. The lowest elevation in the more level southern portion of the City is approximately 500 feet.

A general study of the topographical features of the area within the City suggests several drainage basins comprising a major drainage pattern to the southwest. Once concentrated, these areas discharge into the San Jose Creek. Lemon Creek, its tributaries, and several other unnamed water courses traverse the City and become confluent with San Jose Creek south of the City. San Jose Creek flows southwesterly and merges with the San Gabriel River about ten miles west of the City. The small range of hills along the northeastern boundary creates a natural barrier diverting the San Jose Creek flow southwesterly and finally paralleling Valley Boulevard. Along the northern boundary the drainage pattern is again predominately to the south, with only isolated portions draining to the northwest away from the City and eventually to Walnut Creek.

Three major drainage basins are defined by the natural topography, the street system and other factors. The first of these basins is the Nogales Street basin in the vicinity of the western city limit line. The area within this basin lies in part within the City of West Covina; the easterly portion is within the City of Walnut. The Nogales Street basin has a principal valley which extends northwesterly more than two miles from La Puente Road. This basin is typical of each basin within the community in that the upper portions are steep with canyon-like depressions. Below the line defined generally by the future alignment of Temple Avenue, the slopes become less steep.

The second major basin comprises the central portion of the City, extending from Valley Boulevard on the south to the San Jose Hills ridge on the north. It encompasses the Lemon Creek watershed.

The third major basin focuses about Grand Avenue. This basin is located on the eastern side of the City, and it takes in all of that area easterly of the principal north-south ridge lying westerly of Grand Avenue. It is a unique basin in comparison to the others in several respects as it contains the most rugged portion of the San Jose Hills.

WATER

The City of Walnut is served by two water purveyors. The area owned or previously developed by Umark, Inc. and by Home Savings and Loan (i.e., the western portion of the City north of La Puente Road) is served by the City of West Covina Municipal Water System. The remainder of the City is served by Walnut Valley Water District.

Both purveyors secure their water from the Metropolitan Water District network, and the water itself is derived from the state water project supplemented by the Colorado River.

The Walnut Valley Water District has installed one well which draws from the La Puente underground basin. This is a limited source which is anticipated to produce a maximum of 5 cubic feet per second at best. It is intended to be useful during peak demand periods only.

Under a Federal grant of 2.5 million dollars, the Tri-Cities sewage treatment plant in Pomona has been expanded to provide tertiary treatment. The effluent from this treatment plant will, among other reuses, provide irrigation water to two local golf courses, thereby relieving the equivalent demand on the domestic water supply. While this is not a direct water source to the area, it is in effect a substitute water source.

The potential for recharging of the underground basin in the Walnut area is very limited due to an extensive strata about 30 feet below the ground surface consisting of an impervious clay membrane.

Both water purveyors indicate the ability to fully meet the municipal and industrial water demand anticipated by the City's proposed General Plan.

AIR QUALITY

Photochemical oxidents are the focus of air pollution in Los Angeles County. Interaction of nitrogen oxides and organic hydro-carbons under the influence of sunlight form ozone and PAN. Other pollutants which are found in excessive quantities include carbon monoxide, sulfur dioxide, and oxidants in combination with sulfur dioxide or sulfates.

Automobiles primarily are responsible for this pollution. Stationary sources of all types emit fewer pollutants, albeit a wider variety, than do motor vehicles. Population densities and the resultant presence of automobiles, along with the topography and meteorology of the region function together to generate and then trap the hot air and emitted pollutants.

The usual distinction between short and long term goals and objectives appropriate for communities with more diverse existing land uses is not significantly applicable to Walnut. Generally, the foregoing goals and objectives are equally applicable to the short term and long term. This is true because the community is less than one-fourth developed, and existing development is of good quality, capable of continuing usefulness without transition to other forms.

The short term objectives focus on the procedural considerations necessary to insure an orderly transition from Walnut's present level of development to total fulfillment of its General Plan. In particular, it is the community's objective to secure adequate public support facilities and a balance between private development of the community and the physical capabilities of the City as it is maturing. It is also desirable to identify and implement interim land uses consistent with the long term goals and objectives for the community. For example, it is possible, under arrangements mutually acceptable to the City and the effected property owner, for placement of certain lands in interim open space uses, recognizing that ultimately the open space use will be relocated or replaced by the ultimate planned land use for that location.

DESCRIPTION OF LAND USES

While maintaining its low density single family residential character, Walnut desires to provide for a compatible amount of commercial and industrial development in the community.

The industrial land uses are centralized in the single 141 acre area shown on the general plan map. The industrial uses hopefully encouraged for this area should be consistent with the recently created projects within the neighborhood. Also, they should be high grade uses compatible with the residential character of the near-by neighborhoods. The permission and encouragement of commercial activity in the industrial area will give the community a broader commercial land use base and further act to encourage industrial land uses with characteristics acceptable to the immediate neighborhood and nearby areas.

The commercial development provided is primarily designed to accomodate the professional and other services and convenience retail support land uses appropriate for this primarily residential community. The citizenry and community leadership have expressed the consensus that it is not desirable to seek out major shopping facilities for inclusion in the immediate community. It is recognized that the establishment of such facilities creates traffic generation and operational disadvantages which outweigh the conveniences and the advantages of having these kinds of facilities nearby. Therefore, the needed commercial land use areas are primarily for convenience shopping and service facilities such as are customarily provided in neighborhood shopping centers.

TABLE 1

PLANT INVENTORY

KEY:

Occurrence on Site (OCS)

I = Infrequent
O = Occasional
C = Common
D = Dominant

Plant Type

A = Annual
P = Perennial
S = Shrub
T = Tree
C = Cultivated
W = Weed

OCS	Plant Type	Family	Scientific Name	Common Name
I	T	ACERACEAE	Acer macrophyllum	Sycamore
C	AW	AMARANTHACEAE	Amaranthus albus	Tumbling Pigweed
O	AW		Amaranthus graecizans	Prostate Pigweed
O	AW		Amaranthus retroflexus	Common Pigweed
O	P	AMARYLLIDACEAE	Bloomeria croca	Golden Stars
O	P		Dichelostemma pulchra	Wild Hyacinth
O	T	ANACARDIACEAE	Rhus integrifolia	Lemonadeberry
O	S		Rhus trilobata	Squaw Bush
O	S		Toxicodendron diversilobum	Poison Oak
O	A	APIACEAE	Daucus pusillus	Rattlesnake Weed
O	PW		Foeniculum vulgare	Sweet Fennel
I	P	ASCLEPIDACEAE	Asclepias californicus	California Milkweed
I	P		Asclepias fascicularis	Whorled Milkweed
O	P		Sarcostemma cynanchoides	
C	P	ASTERACEAE	Ambrosia psilostachya	
C	AW		Anthemis cotula	Mayweed
C	S		Artemisia californica	California Sagebrush
O	S		Baccharis glutinosa	Mule-fat
I	S		Brickellia californica	
O	AW		Cardus pycnocephalus	Italian Thistle

OCS	Plant Type	Family	Scientific Name	Common Name
O	AW	ASTERACEAE	Cirsium occidentale	Western Thistle
O	AW		Cirsium vulgare	Bull Thistle
C	AW		Conyza bonariensis	Flax-leaf Fleabane
C	AW		Conyza canadensis	Horse Weed
O	P		Corethrogyne filaginigolia	
C	S		Encelia californica	Brittle-bush. Incienso
O	P		Eriophyllum confertiflorum	Golden Yarrow
O	A		Filago californica	
O	W		Filago gallica	
O	P		Gnaphalium californicum	Cudweed
O	AS		Haplopappus palerme	Golden Bush
O	S		Haplopappus squarrosus	Golden Bush
C	S		Haplopappus venetus	Golden Bush
O	A		Hemizonia fasciculatus	Tarweed
C	A		Hemizonia paniculata	Tarweed
C	A		Heterotheca grandiflora	Telegraph Weed
O	AW		Hypochoeris glabra	Annual Cats Ear
I	A		Lagophylla ramossima	
C	AW		Lactuca serriola	Prickly Lettuce
I	P		Machaeranthera sp.	Aster
O	P		Malacothryx saxatillis	
	P		Perezia microcephala	
I	AW		Picris echioides	Bristly Oxtongue
C	AW		Silybum marianum	Milk-thislte
C	AW		Sonchus asper	Sow Thistle
C	AW		Sonchus oleraceus	Sow Thistle
I	A		Stephanomeria exigua	
C	A		Stephanomeria virgata	
O	A		Stylocline gnaphalioides	Sunflower
O	A	BORAGINACEAE	Amsinckia douglasiana	Fiddle-neck
O	A		Amsinckia intermedia	Fiddle-neck
C	A		Cryptantha intermedia	Popcorn Flower
C	A		Cryptantha muricata	
D	AW	BRASSICACEAE	Brassica geniculata	Short-podded Mustard
O	AW		Brassica kaber	Charlock
D	AW		Brassica nigra	Black Mustard
C	AW		Brassica rapa	Field Mustard
C	AW		Capella bursa-pastoris	Shepherd's-purse
O	A		Lepidium nitidum	Pepper-grass
C	AW		Raphanus sativus	Wild Radish
O	AW		Sisymbrium irio	London-rocket
I	AW		Sisymbrium orientale	
C	S	CACTACEAE	Opuntia littoralis	California Prickly Pear
C	T	CAPRIFOLIACEAE	Sambucus mexicana	Elderberry
C	AW	CARYOPHYLLACEAE	Silene gallica	Windmill Pink

OCS	Plant Type	Family	Scientific Name	Common Name
O	AW	CARYOPHYLLACEAE	Stellaria media	Common Chickweed
C	PW	CHENOPODIACEAE	Atriplex semibaccata	Australian Saltbush
O	AW		Chenopodium album	Lambs Quarter
O	AW		Chenopodium murale	Nettle-leaf Goosefoot
C	AW		Salsola iberica	Tumble Weed
C	PW	CONVOLVULACEAE	Convoluvulus arvensis	Bindweed
O	A		Cuscuta californica	Dodder
I	P	CUCURBITACEAE	Cucurbita foetidissima	Calabazilla
C	P		Marah macrocarpas	Wild Cucumber
I	S	EUPHORBIACEAE	Croton californica	Croton
O	A		Eremocarpus setigerus	Dove-weed
O	P		Euphorbia albomarginata	Rattlesnake-weed
I	W		Euphorbia peplus	Petty Spurge
O	P		Euphorbia polycarpa	Rattlesnake-weed
O	S	FABACEAE	Lotus scoparius	Deerweed
O	A		Lotus strigosus	
C	AW		Vicia angustifolia	Common Vetch
C	T	FAGACEAE	Quercus agrifolia	Coast Live Oak
I	T		Quercus dumosa	Scrub Oak
I	A	HYDROPHYLIACEAE	Eucrypta chrysanthemifolia	
C	P		Phacelia remosissima	Branched Phacelia
I	A		Phacelia distans	Phacelia
O	T	JUGIANDACEAE	Juglans claifornica	So. California Black Wal
C	AW	LAMIACEAE	Marrubium vulgare	Horehound
O	S		Salvia apiana	White Sage
O	A		Salvia columbare	Chia
C	S		Salvia mellifera	Black Sage
O	P		Stachys albens	Hedge-Nettle
C	AW	MALVACEAE	Malva parviflora	Cheese-weed
I	TC	MYRTACEAE	Eucalyptus camaldulensis	Eucalyptus
I	TC	OLEACEAE	Olea europaea	Common Olive
I	P	ONAGRACEAE	Zauschneria californica	California Fuschia
I	P	POACEAE	Agrostis sp.	
C	C		Avena barbata	Slender Oat
O	AC		Avena fatua	Wild Oat
C	AC		Avena sativa	Cultivated Oats
D	AW		Bromus diandrus	Rip-gut Grass
C	AW		Bromus mollis	Soft Cheese
D	AW		Bromus rubens	Foxtail Cheese
O	AW		Digitaria sanguinalis	Hairy Crabgrass
O	A		Festuca megalura	Fescue
C	A		Festuca myuros	Mouse-tail Fescue
I	A		Festuca octoflora	
O	AW		Hordeum glaucum	Foxtail Barley
O	AW		Hordeum vulgare	Barley

OCS	Plant Type	Family	Scientific Name	Common Name
I	AW	POACEAE	Lamarckia aurea	Goldentop
C	AW		Lolium sp.	Ryegrass
O	PC		Paspalum dilatatum	Dallis Grass
O	AW		Polypogon monspeliensis	Rabbits Foot Grass
O	AW		Schismus barbatus	Abu Mashi
I	P		Stipa lepida	
C	A	POLEMONIACEAE	Eriastrum sappharinum	
C	A		Navarretia atractyloides	
O	A	POLYGONACEAE	Eriogonum davidsonii	Buckwheat
I	P		Eriogonum elongatum	Wild-buckwheat
O	S		Eriogonum fasciculatum	California Buckwheat
C	AW		Polygonum aviculare	Wire Weed
O	AW		Polygonum lapathifolium	Smart Weed
C	PW		Rumex crispus	Curly Dock
O	P	RANUNCULACEAE	Clematis ligusticifolia	Virgins-bower
O	S	RHAMNACEAE	Rhamnus californica	Coffeeberry
O	S		Rhamnus ilicifolia	Buckthorn or Redberry
O	T	ROSACEAE	Heteromeles arbutifolia	Toyon
C	CT		Prunus armeniaca	Apricot
C	TC		Prunus domestica	Common Plum
O	P		Rubus ursinus	California Blackberry
C	S	RUBIACEAE	Galium angustifolia	Bedstraw
O	TC	RUTACEAE	Citrus sinensis	Orange, Sweet (Valencia)
O	T	SALICACEAE	Salix gooddingii	Black Willow
O	T		Salix lasiandra	Red Willow
O	S	SCROPHULARIACEAE	Keckiella cordifolia	Penstemon
C	S		Mimulus aurantiacus	Monkeyflower
C	S		Mimulus longiflorus	Monkeyflower
O	P	SOLANACEAE	Datura meteloides	Jimson-weed
O	PW		Nicotiana glauca	Tree-tobacco
O	P		Solanum douglasii	Night-shade
I	P	VERBENACEAE	Verbena lasiostachys	
O	AW	ZYGOPHYLLACEAE	Tribulus terrestris	Puncture Vine

Apart from natural organisms, the prevailing, highly fertile topsoil in this area is a valuable natural resource. This fertility is attested to particularly by observing the large sizes of many of the plant species, especially the dead remains of those which grew during a spring of better rainfall. Care should be taken to preserve this heritage which has taken thousands of years to accrue. Where practical in connection with grading projects, topsoil should be stockpiled and later redistributed over the final grade.

Lemon Creek and its adjoining banks support a noteworthy quantity of plant and animal life. Thirteen species of birds were sighted along with ground squirrels and pocket gophers. Identified tree-like flora included two species each of willow and walnut and the usual assemblage of non-native weedy materials found commonly in interior Southern California.

The creek in its present state supports an attractive belt of living materials and nearby soils are of good quality and worthy of preservation.

Also, there is a very small spring or seep on the east face of a little knoll lying about 1,200 feet south by southeast of the southeast corner of the Walker property. At this point there are several locally interesting plants crowded together. Specifically they are: Acer macrophylla, Big-leaf Maple; Rhus integrifolia, Lemonade Berry; Brickellia californica; and Zauschneria californica, California Fuchsia.

Buzzard Peak is one of three areas in the hilly region of eastern Los Angeles County which still supports a relatively undisturbed stand of the southern oak woodland, chaparral, coastal sage scrub, riparian woodland complex that was once common there. The remainder of this vegetation type has been converted to agricultural and urban uses. These three areas represent the remaining opportunities to preserve representative samples of this once widespread community.

The vegetation and wildlife on Buzzard Peak are in relatively good condition. This is due in part to the buffering provided by the California State Polytechnic University at Pomona, Mt. San Antonio College, and Forest Lawn Memorial Park. It is also a result of the area being a peak, thus isolating it from disturbances that could arise from an upstream or upslope source. The area adjacent to Cal Poly supports dense groves of California walnut. This species is uncommon outside Los Angeles and Ventura Counties, and has one of its major populations in this hilly region. Buzzard Peak is of sufficient size and in close enough proximity to the other recommended areas in this region, that it should be able to continue to support relatively healthy animal populations if preserved.

For the most part, the various animal forms observed in the study area are those which are generally found throughout much of the Los Angeles basin. Included native species are types which are adaptable to environmental alterations imposed by man. Introduced species, particularly

opossum and starlings, have risen to remarkably high concentrations locally, often to a point necessitating control measures. The only evidence of mammals included cottontail rabbits, pocket gophers, and Beechy ground squirrels. Copious evidence of deer and coyote were seen and frequent burrows of Beechey ground squirrel were noted and a few mounds of pocket gophers were present. The only reptiles seen were the common side-blotched lizard, Uta stansburiana, and an immature western fence lizard. Although a detailed study of mammals and reptiles here would expand this list considerably, it is doubtful that any rare or endangered species of vertebrate would be found.

Some of the native animals have become very abundant and pestiferous such as cottontails, jack rabbits, pocket gophers, ground squirrels, house finches, and crows. At times various ones of these require the implementation of costly control.

Pacific tree frogs, Hyla regilla, were the only amphibians noted. A population of not fewer than fifty were seen on a low wet draw near the center of the Sterns property. Although this little animal with its distinctive nocturnal croaking is fairly common, it is highly desirable and attractive.

Common birds seen in the study area are listed in Table 2, page 27. The following commentary is offered on the more noteworthy species:

WHITE-TAILED KITE: Very rare 40 years ago - rapidly increasing - now out of danger - this beautiful and valuable raptor feeds almost entirely on meadow mice (Microtus californicus).

BAND-TAILED PIGEON: Rare 40 years ago - becoming common (hunting season open occasionally) - according to local information plus my observations, this flock has been seen for many weeks roosting by day in the natural walnut grove at the northeast boundary of the Sterns property. They fly in the early morning south about one mile to the cattle feeding lot where most of their daily feeding takes place.

CACTUS WREN: This very desirable species was found feeding young birds in a nest in a Prickley Pear Cactus clump in the center of the HTM property.

STARLING: Although only 2 individuals were seen during the observational periods, on June 23, 1976 I saw in excess of 200 birds of this unfortunate introduction, not more than ten miles southeast of Walnut. They congregate in large flocks after the nestlings have fledged.

BLUE GROSBEAK: This noteworthy songbird, although never common, seems to be "holding its own" in Southern California. Its obligatorily riparian habitat is rapidly being destroyed. This particular male was observed in the willows (probably nesting) just east of Grand Avenue and about one-half mile north of Valley Boulevard.

RUFUS-CROWNED SPARROW: This bird is confined to the Coastal Sagebrush Community and uncommon enough to deserve concern. These individuals were seen in a group near the center of the HTM property.

TABLE 2

COMMON BIRDS OBSERVED IN THE WALNUT STUDY AREA

American kestrel	California Thrasher	Red-winged Blackbird
Red-tailed Hawk	Mockingbird	Starling
White-tailed Kite	Bullocks Oriole	House Finch
California Quail	Meadowlark	Lesser Goldfinch
Band-tailed Pigeon	Cow Bird	Brown Towhee
Mourning Dove	Rock Dove	Rufus-sided Towhee
Ash-throated Flycatcher	Spotted Dove	Lark Sparrow
Black Phoebe	Phainopepla	Song Sparrow
Cactus Wren	Shrike	Blue Grosbeak
Titmouse	House Sparrow	Rufus-crowned Sparrow
Bushtit	Cliff Swallow	Wren-tit

POPULATION, SCHOOLS, AND RECREATION

The Walnut area is served by three unified school districts, the Walnut Valley School District, the Pomona School District and the Rowland Heights School District. The service area of the Walnut Valley School District covers all of the City except approximately 1400 acres. The schools located within the City now include Walnut High School, Suzanne Intermediate School and three elementary schools: Cyrus Morris, Vejar, and Collegewood. It is anticipated that four additional elementary schools will be constructed within the Walnut Valley Unified School District service area and that two additional elementary schools will be constructed within the Rowland Heights School District service area. In addition to the Unified School Districts which provide for the educational needs of the kindergarten through high school age students, the area is a part of Mount San Antonio College School District and the campus of that college is located within the City.

Walnut's population has grown at a fairly uniform rate since its incorporation in 1959 with 934 persons. Its population, as determined by a special census in April, 1976, is 8,561 persons. The number of persons per dwelling unit has shown a decline in recent years, dropping from 3.75 at the 1970 census to 3.68 at the April, 1976 census. While the rate of population growth is unknown, it is reasonable to project the total population of the ultimately developed community at 27,680 persons, based upon the land use and housing parameters of the General Plan. This estimate is based upon a factor of 3.48 persons per dwelling unit.

It is anticipated that the primary cause of population growth within Walnut will be migration from other areas in the Southern California area. A 1976 census data survey conducted as part of the community's housing assistance plan preparation showed that less than 13 percent of the community has relocated their residence to Walnut from a location other than some place in Southern California and over 50 percent of the households surveyed had relocated from a place in the San Gabriel Valley.

It is anticipated from Los Angeles County Planning Department information and general planning activities that the Year 2000 population of Los Angeles County will be approximately 7.7 million persons, only slightly above the present 7.1 million population. They anticipate on a county-wide basis a Year 2000 persons per household factor of 2.45, down from the county-wide factor of 2.58 in 1975.

Recreational opportunities of a wide variety are offered in the community. The Walnut Valley Recreation District in coordination with the Walnut Valley Unified School District offers an extensive public recreation program designed to interest both youth and adults. Privately sponsored recreational opportunities include organized sports, social, cultural and service oriented organizations, and an extensive "back-country" informally available for riding, jogging or hiking.

ECONOMIC FACTORS

The 1970 census showed the typical Walnut family to consist of a father, mother and two children - a boy and a girl. The father was age 37; the mother, age 36. The son was 10 and the daughter 9. The family occupied a single-family residence which they were buying. The home cost was $33,000 and it had 3 bedrooms and a den. The average income was $18,600.

Although the April 1976 special census did not collect data which allows us to update that profile, it is reasonable to assume that the general nature of the profile remains accurate with only the income and housing cost figures accelerated to reflect inflation over the time interval.

In the 1976 housing assistance plan census, the median family indicated their annual family income was in the range from $15,000 to $25,000 per year.

The City economic profile is reflected by its 1976-1977 budget. Its 65-cent tax rate represented slightly more than 4 percent of the total tax rate of $14.81 per hundred dollars of assessed valuation.

The City's total revenues were in the amount of $1,079,000 of which $717,000 was general fund revenues and the balance was restricted fund revenues.

Code enforcement of the rehabilitation portion of the Walnut Building Code will help eliminate blight within the older portions of the City.

Citizen participation and support is an essential element in the implementation of the General Plan. The City should continue its efforts to enhance public understanding of the Plan and its objectives and to encourage citizens' involvement in the process of implementation. There is much benefit from public review of proposed projects to insure conformance to the General Plan and enhancement of the community.

Regarding expenditures, the City fully budgeted its revenues in the amount of $1,079,000 with the biggest single expenditures being for parks, $268,000; police protection, $209,000; and minor streets and highways construction and maintenance, $105,000.

LAND USE - PLANNING CONSIDERATIONS

Walnut represents a substantially undeveloped residential area located within a sub-region offering a wide variety of complementary and contrasting land uses. The entire City takes in a 8.9 square mile area which is presently 76 percent undeveloped. A substantial portion of this undeveloped area is committed to grazing or grass crop ranching and the balance of it is more rugged topography which has been left undisturbed. The developed portion of the community is primarily in the form of single-family residential housing. Present land use zoning for residential uses ranges from the largest minimum size lot in the 20,000 square foot category to R-3 zoning which allows a maximum density of approximately 14.5 dwelling units per acre. Almost one-half of the presently undeveloped area is in the minimum 20,000 square foot classification. Commercial and industrial zoning in the City represents a total of 35 developed acres and a total of 264 undeveloped acres for a combined representation of about 5 percent of the total area of the community.

Walnut is the home of Mount San Antonio College and immediately adjacent to the City is the campus of the California State Polytechnic University at Pomona.

From a sub-regional perspective the City is bounded on the south by the City of Industry with land uses of an industrial nature proposed or already existing. On the east side of Walnut is the previously mentioned campus of California State Polytechnic University as well as the City of Pomona. Pomona proposes residential land uses. The site of the sanitary landfill has an ultimate re-use as a park or golf course. The unincorporated areas to the north of the City are low density residential as is the hillside area within the City of West Covina. On the west within West Covina is the Woodside Village project which is a combination of medium and high density residential land uses.

TRAFFIC AND TRANSPORTATION

The Southern California Rapid Transit District provides scheduled bus service along certain routes within the City of Walnut. This service represents the only public transportation system in the area. The existing street system accommodates the balance of the traffic and transportation circulation needs of the community. Because of its hillside nature and its relatively low intensity of development, the circulation system represents only a fraction of the roadway network anticipated to be appropriate ultimately.

Most of the principal streets within the City are part of the County master plan of the highway system and are either improved or programed for improvement to meet present day needs. There are significant locations of existing street deficiencies at the present time, however, and the existence of this condition will take on added significance as additional development occurs.

HISTORICAL RESOURCES

The development of history of the area typically is traced from the presence of the Gabrielino Indians. These Indians were of Shoshonean orgin and they represented the inhabitants of this area until arrival of the Spanish influence in the sixteenth century. Walnut is fortunate to have remnants of the presence of these people in its immediate area in the form of a recorded site of archaeological significance.

The arrival of the Spanish and the introduction of the large rancheros introduced agricultural development and the creation of home sites. The first land grants in the Walnut area were those of the Rancho de San Jose, presented to Don Ricardo Vejar and Don Ygnacio Palomares, the Rancho de los Nogales, issued to Jose de la Cruz Linares, and La Puente Rancho issued to John Rowland and William Workman in 1842 and consisting of 48,790.55 acres.

The Rancho de San Jose grant consisted of 22,340 acres, and was originally given in March, 1837. Rancho de los Nogales consisted of 4,340 acres, and was issued March 13, 1840. All of this land was first used as grazing land for the cattle and sheep of the San Gabriel Mission. *

Jose de la Cruz Linares died in 1846, and his wife had to sell part of their rancho to Ricardo Vejar to help pay her husband's debts. *

Ricardo Vejar's home, Casa vieja de Ricardo Vejar, in the bend of the hills near the springs of the San Jose Creek, which is now known as Spadra, served his family's needs for only a short while. The Vejar adobe consisted of living quarters, a chapel, blacksmith shop, silver working shop and a stable. The bell for the chapel hung in an old Pepper tree. The stage station for the Butterfield Overland Stage Company was also located at the Ricardo Vejar home from 1858 until 1861. The Vejar home was a gathering * place for the people of the valley.

A second adobe, located in Lemon Creek Bicentennial Park, has been recently preserved as one of the City's most important historical resources. The W. R. Rowland Adobe Redwood Ranch House was designated a point of historical interest (LAn-021) by the State of California Resources Agency, Department of Parks and Recreation on October 1, 1975. One of the last original ranch style redwood and adobe structures in this area, the modest structure served as the home of Mr. Meridith, ranch foreman for William * Rowland. It was built in 1883.

In 1884, a Frenchman, Pierre Carrey, and his wife Maria settled in Walnut. Carrey had worked for sheriff W. R. Rowland, and had received

part of his pay in land. His payment was forty acres above Valley Boulevard on the south side of La Puente Road, and east of Lemon Street.

From the 1880's into the 1900's the land of this Valley was used for farming and the raising of cattle.

Walnut originally obtained its name from the Rancho de los Nogales land grant - nogal being the Spanish word for walnut. Many walnut trees grew over our slopes, and Rancho de los Nogales was the name given this area in the land grant presented to Jose de la Cruz Linares on March 13, 1840. When the Southern Pacific Railroad came through our area in 1874, most American settlers did not know that nogal meant walnut in Spanish, so they called it Lemon Station, for its many citrus trees. It had also earlier been called San Jose Station, and it only received its proper name of Walnut a few years before incorporation.

The reader interested in details of community history is referred to an excellent student work entitled "Walnut, Diamond Bar and Spadra's Unknown Past", April 1976, by the seventh grade mentally gifted students at Suzanne Intermediate School. This publication records a wide variety of historical facts including recent history gleaned from interviews with several long-time residents of the area.

VISUAL AND AESTHETIC RESOURCES

The unique topography and flora of the Walnut area can be identified as its single most valuable resource. Its rolling foothills are viewed against the background of the San Jose Hills which in turn are in the shadows of the San Gabriel Mountains including Mount San Antonio itself. Views from many vantage points within the community offer spectacular vistas of substantial portions of the Walnut and Pomona Valleys.

The grass lands, orchards, and uncultivated open areas offer not only an aesthetically pleasing resource but a feeling of rural openness. These reactions are widely treasured and give rise to the primary desire to preserve the rural character of the community.

PUBLIC SERVICES AND UTILITIES

The Walnut community has available all basic public services and utilities. These services already exist in most of the developed areas, and they are capable of being extended to serve the balance of the community when the demand occurs. No capacity limitations or other constraints on the ability to serve have been indicated by any utility.

SECTION IV

GENERAL ASSESSMENT OF ENVIRONMENTAL IMPACT

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE GENERAL PLAN

There are two bases for assessing the direct and indirect significant effects of the proposed General Plan. The first basis is to assess proposed changes from the present day, physical status of the community. The alternative is to recognize the existence of the present General Plan and to assess the proposed General Plan as it changes the present Plan. We believe it is necessary to recognize both of these perspectives and to discuss the proposed plan considering both bases where necessary in order to give a comprehensive evaluation of the total significant effect of the proposed project.

From the perspective of the existing General Plan, the significant effects are minimal. Much of the existing General Plan was created prior to creation of the formal environmental quality evaluation process. Nevertheless, it does not disregard environmental considerations, and in fact, demonstrates a basic desire of the community to preserve many of the environmental features now believed worth preserving. At the same time the present General Plan has proven itself to be too wide in its latitude of choices and not reflective of the current community general planning goals. Therefore, an overall evaluation of the proposed General Plan as compared to the existing one shows the proposed General Plan to be a second-generation refinement of the initial plan. As a consequence, significant effects of the proposed General Plan are non-existent.

On the basis of the total physical nature of the present community, the evaluation is more complex. In that the proposed General Plan provides for a predominantly suburban residential community, the implementation of the plan significantly alters the physical character of the area, commits resources in a non-reversable manner, alters the ecological system of the area, alters the population distribution and human use characteristics of the land, increases water demand and impacts upon the scenic qualities and public service needs of the area. At the same time major efforts are made to create a substantial portion of open space and to enhance and preserve the rural character of the area. In fact, it is estimated that the proposal recommends that less than fifteen percent of the total land area would be covered by structures.

The threshold decision made by the General Plan is to implement the expressed community goal that the area be developed as a suburban residential community while preserving its rural character. This decision is based in part upon the conclusion that it is possible to implement the

General Plan so as to provide generous safeguards for the conservation and preservation of the community's environmental resources. The potential significant impacts of unplanned urbanization of the community are mitigated by the implementation provisions and related limitation decisions contained in the Plan.

As discussed in the following section dealing with alternatives to the General Plan, arguments can be made that the Plan should give greater emphasis to the provision of high density housing; counter arguments can be made that the area should undergo no change at all. These views reach beyond a consideration of environmental factors and it must be recognized that the finally adopted General Plan represents a total decision, taking into consideration virtually all of the information, recommendations and expressed preferences developed during its creation.

A further mitigating measure available to the community is its commitment to continuing vigilance so as to identify new environmental resources unknown to the community now and new measures or techniques for enhancing the environment not developed or available to the community at the present time.

The short-term effects of the proposed General Plan adoption process would include a renewal of the development activity along the terms of the guidelines set forth in the revised General Plan. This can be looked upon as an acceleration of the current level of development activity or a resumption of the development activity which existed prior to initiation of the general planning update process in September, 1976. To the extent that the new or resumed development activity is consistent with the revised goals and guidelines set forth in the proposed General Plan, it would be a positive influence upon environmental considerations. The long-term effects would be to produce an environment in keeping with the General Plan and no significant effects can be identified.

The commitment of resources involved by the General Plan are primarily the physical ones relating to utilization of the land surface including use of its soils. These physical changes include the attendant reshaping of the topography and alteration of the plant life existing on the surface. The ecological system alterations predominantly relate to wildlife because plant life over most of the area has already been disturbed by man. While there are no rare or endangered species of wildlife present in the area, it is nonetheless most desirable to preserve wherever possible the maximum amount of continuity of open space areas, surface growth, natural water supplies, etc. so as to preserve a total environment supportive of existing wildlife.

The proposed Plan's potentially significant effect on population distribution is to provide less of a total housing supply than the maximum possible under the present General Plan with the theoretical consequence that the reduced local supply requires any unfulfilled demand to be satisfied on a regional basis. However, recent development activity and City governmental decisions regarding land use proposals have demonstrated

that the present General Plan is being implemented at a level substantially less than the maximum. Therefore, it is reasonable to conclude that the total housing supply as proposed by the new Plan is not substantially different from the most probable number of housing units which would result from the present Plan as it is presently interpreted.

The proposed plan will, in effect, facilitate the development of some of the more remote areas of the community. Consequently, the population distribution within the community will be more uniform.

Since much of the population of Walnut is relocated from elsewhere in the Southern California basin and because the total Los Angeles County population is not projected to grow, it is concluded that the proposed General Plan effect will be a decentralization or dispersion of the population over a greater area as compared to a migration of people into the area.

The commitment to a more intense human use of land obviously carries with it increased demands for public services, energy and domestic water consumption. The mining and distribution of these services obviously commits the resources of not only the City and region but of the State in a permanent, irreversible way. From the City's perspective this is simply a relocation or reassignment of a target area for the consumption of these resources from other places in the Southern California area.

The extent to which the community is presently undeveloped and has the opportunity to implement conservation-oriented development controls represents a great potential for conservation of environmental resources. Continuing efforts to incorporate energy and resource conservation measures in new developments should be made to take advantage of new techniques and methodology which will devleop in the near future. Some examples are the potential for salvaging and recycling water, the potential for utilizing solar energy, and the opportunity to minimize energy consumption for heating and cooling through the use of insulation etc.

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE GENERAL PLAN IS IMPLEMENTED.

The overall result of the implementation of the proposed General Plan is to create a suburban residential community. This unavoidably modifies the environment of the area. The potentially significant impacts relate to alteration of the physical character of the area, commitment of resources, alteration of the ecological system of the area, changes in the human use characteristics of the land and alteration of aesthetically valuable scenic qualities of the area.

While each of these impacts are unavoidable, they are reduced to insignificant levels by provisions within the Plan. The provision of

extensive open space in a wide variety of forms is the primary mitigating measure. The provision of major natural areas, of park linkage corridors and of an extensive trail system all encourage preservation of areas without substantial alteration. Further, the extensive provision for parks and recreation facilities, while they represent altered forms of human use of the land, at least can include design features which enhance the rural character of the area and add to its aesthetically scenic qualities.

In addition, the recommended land use regulations in general and particularily the proposed hillside single-family residential zone will encourage private development designs which can consider all potentially significant impact factors and result in environmental modifications of insignificant levels.

MITIGATION MEASURES PROPOSED TO MINIMIZE THE SIGNIFICANT EFFECTS.

The proposed General Plan has a variety of measures primarily designed to enhance the environmental quality with regard to housing and development. The total land-use capability evaluation has taken into consideration such things as the physical topography, development of the land with minimal mass grading and the limitations on the public services available without an extensive additional distribution system. All of these factors have been given consideration in identifying the maximum development capability of the community.

Provision has been made for the widest variety of open spaces which the community can possibly incorporate into its total planning program. This commitment is in varying forms with some lands in public ownership and maintained for high levels of recreation and open space use while other areas are in public ownership simply to insure the preservation of their present natural state with a minimum amount of modification. In addition, extensive areas will be placed in various forms of privately held open space classifications. These include areas of common ownership with common maintenance responsibility as well as areas where a single individual is responsible for maintenance. Finally, the Plan recommends that a substantial portion of the individually held private property be committed to open space uses.

The above provisions all combine to mitigate the potentially significant impacts of the General Plan which are described earlier in this section. The levels to which these impacts will be reduced is estimated in Table 3, page 37. Additional mitigation measures which may be possible can be identified at the time specific implementation proposals are being considered by the City.

While not set forth as a separate part of the General Plan, the total impact of development activity on the consumption of resources and the utilization of energy will be minimized by appropriate rules and regulations regarding new construction and by the community's careful consideration of consumption requirements in connection with its own public

facilities. For example, in areas where street lighting can be modified to provide basic safety lighting without any detrimental affect on the public safety needs of the neighborhood, street lighting can be reduced. Similarly, every effort should be made in landscaping and open space standards to encourage the planting of materials which will minimize irrigation requirements. All of these provisions act together to conserve energy and to eliminate inefficient, wasteful and unnecessary consumption of energy resources.

TABLE 3 *

LEVELS OF REDUCED ENVIRONMENTAL IMPACTS EXPRESSED IN TERMS OF AREAS RESERVED IN OPEN SPACE FORMS

TOTAL AREA OF CITY		5696 ACRES
RESIDENTIAL LAND USES		3088 ACRES
RESIDENTIAL STRUCTURES	632 ACRES	
PRIVATELY HELD LANDS	2456 ACRES	
COMMERCIAL/INDUSTRIAL LAND USES		299 ACRES
STRUCTURES	90 ACRES	
PRIVATELY HELD LANDS	209 ACRES	
PUBLIC USES (STREETS, EASEMENTS, SCHOOL SITES ETC.)		1300 ACRES
OPEN SPACE USES		1009 ACRES
PARKS	230 ACRES	
NATURAL AREAS	220 ACRES	
WILDLIFE SANCTUARIES	112 ACRES	
PARK LINKAGE CORRIDORS	447 ACRES	

The City is presently proposing a study of additional community development standards which will include attention to possible building code provisions over and above the uniformly ordained standards regarding energy conservation. Because the community is substantially undeveloped now, it is in an excellent position to implement such standards. Closely related to this activity is the opportunity to mitigate wasteful consumption of public services such as unnecessary streets, utilities, etc. through the specific planning process and the hillside single family residential zoning provisions.

Further, it is proper that the City continue its long standing policy of cooperation with regional and State efforts regarding planning activities which further reduce our consumptive demands or requirements. Some examples in this latter area are the public transportation system improvements under study and the cooperation with regional activities regarding solid waste, liquid waste and air quality concerns of the region.

ALTERNATIVES TO THE PROPOSED GENERAL PLAN

The reasonable alternatives to the proposed General Plan are of three different varieties. First, there is the possibility of not revising the General Plan at all. Secondly, it is possible to develop a plan which does not give primary emphasis to a suburban residential nature for the community and which substitutes some other basic primary thrust. And, thirdly, it is possible to develop a General Plan of the proposed nature, but which provides either for more intense or less intense housing development. Obviously, within these major alternatives, there are a variety of lesser modifications which are possible.

The environmental significance of the "no project" alternative, that is the alternative of not adopting a revised General Plan, achieves virtually nothing environmentally for the community. The existing General Plan, while it is also substantially of a residential nature, contains many features which current community thinking identifies as being undesirable. These include such features as areas of high density residential development, the excessive provision of commercial activity immediately adjacent to residential areas, and the overall intensity of development at a level which is forty eight percent greater than that being proposed.

The alternative of a General Plan with some other thrust would respond to the preferences of some segments of the community. The most viable alternative would provide for a so called balanced community where the effort is made to provide sufficient areas for industrial and commercial activities so as to optimize the governmental revenue and other public benefits the community gleans from these types of land uses.

Another preference understandably held by a large segment of the community is that it somehow be preserved without any further change. The principal support for such a community form comes from a coalition of those who desire that there be no further man-induced alterations of the environment and of those who hold a sincere and genuine emotional preference for the present physical form and status of the community. While the proposed General Plan strives to incorporate features which will give the opportunity to the community to preserve the principal environmental resources of the area as well as to preserve its rural character, legal, economic, social and political constraints and forces combine to make the "no change" alternative unreasonable.

A fundamental initial step in the general planning process which developed the proposed Plan was the identification of the goals and objectives desired by the community. The preference for a residential suburban community is uniformly and quite strongly held by the vast majority of the community. Because the basic objective of the Plan is to create a community in keeping with its goals and objectives, alternative forms for the community are not feasible.

The most feasible alternatives to the proposed General Plan would be plans which would create a community of the same form but with levels of

total development either greater or less than those proposed. The factors which went into the determination of the recommended densities are set forth in detail in the General Plan itself. Briefly summarized, they include the need to adapt development to the existing topography; secondly, to recognize the difficulty of access and public services limitations; and finally, the need to take into consideration the environmental resources of the area. It is believed that the recommended development levels offer a reasonable balance between the alternatives. Any more intense use would increase the adverse affect upon the natural resources and scenic quality of the area, but any less intense residential development would create a disproportionate commitment of the balance of the area to legally, economically, socially and politically non viable classifications. Also, less intense development would contribute to the dispersion of the population to a greater degree than is proposed herein, create less efficient use of public services and distribution facilities, and perhaps most significantly, create an unstable condition where strong pressures would later develop for more intense land use provisions.

RELATIONSHIPS BETWEEN LOCAL SHORT TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

As previously discussed, the cumulative and long term effects of the proposed General Plan will affect the environment of the area by changing it from its present form to a suburban residential community. As the General Plan is implemented the range of alternative uses narrows and ultimate implementation virtually eliminates any alternative environmental form. The proposed commitment, properly executed, creates no long term risk of either public health or public safety.

With regard to short term versus long term considerations, it is believed that deferring adoption of the proposed General Plan and its related implementation would provide no beneficial future options. Rather, it would expose the community to development pressures of a less desirable nature and the perpetuation of development with a less comprehensive consideration of its environmental resources.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED WITH THE PROPOSED GENERAL PLAN

The transition of the area from its present form to that of a residential suburban community in itself represents an irreversible environmental commitment. While significant portions of the area will be in some form of open space or otherwise conserved, nevertheless, from an environmental standpoint, the proposed utilization of these areas will sufficiently modify at the least such environmental systems as wildlife and vegetation growths, scenic quality and the distribution of population.

GROWTH INDUCING IMPACT OF THE PROPOSED GENERAL PLAN

The growth inducement aspects of the proposed General Plan need to be evaluated not only from the standpoint of the present physical stage of development of the community but also in comparison to the present General Plan provisions. The present dwelling unit count as of April, 1976 special census is 2,459 dwelling units. Table 4 below sets forth a comparison of the ultimate dwelling unit projections based on different approaches. This table indicates that the proposed General Plan projects a dwelling unit count lower than any of the other presently defined alternatives. Some argue that land is a valuable resource and that if it's going to be committed to provision of housing at all, then it should be done in a highly efficient manner. It can also be argued that the provision of housing alone without providing an adequate accommodation for the open spaces and other amenities that preserve the character and nature of the community is environmentally and socially destructive. The suggested 9,191 ultimate dwelling unit projection for Walnut is considered justifiable on the basis set forth in this report.

TABLE 4 *

COMPARATIVE ULTIMATE DWELLING UNIT PROJECTIONS

PROJECTION BASIS	MAXIMUM ULTIMATE DWELLING UNITS
Zoning Ordinance (as of 1977)	15,036
General Plan as adopted	7,952
Present Land Use Element, General Plan	19,147
Present Environmental Resources Management Element, General Plan	11,151

The maximum densities allowed under the present zoning ordinance were adjusted by a factor deducted for the probable net areas consumed by streets, public areas etc. Another noteworthy comment is that the 19,147 dwelling unit figure of the present Land Use Element, perhaps the most critical of all of the above comparisons, assumes anticipated utilization as set forth on page 23 of the present General Plan. It is important for comparison purposes to recognize that, in fact, if any of the General Plan residential areas were developed at the maximum densities anticipated by the present General Plan, this total dwelling unit count would be exceeded. Table 4 demonstrates that, in comparison with the present General Plan and the present land use regulations within the City, the proposed General Plan does not provide a relative growth inducing impact.

It is also appropriate to compare the proposed General Plan with the present status of the community. With the community's land area only 24

percent developed, the development of the balance of the community will produce growth in excess of the present population. The total impact of this growth is mitigated by other provisions of the General Plan such as the commitment to single family residential housing and the limiting of commercial and industrial activity to an amount which can be conveniently integrated into the residential community. Further, the inducement of economic and population growth is strongly influenced by the regional setting, and it is not anticipated that either of these considerations will be significantly influenced by the provisions of the proposed General Plan.

The impact upon governmental services of growth is inevitable, and whether or not this impact will be significant is a function of future decisions of the community. By implementation of its basic desire to be a suburban residential community of a low density nature, the community must accept a corresponding commitment to a modest level of public services. This limitation is applicable also to the number and variety of such services. To the extent that accelerated levels of governmental services and expanded scopes of service are offered, the impact of growth will increase in significance. It is also important that the City adopt the suggested implementation provision requiring development caused public facility improvements to be financed by the developments which cause the demand whenever possible.

EFFECTS FOUND NOT TO BE SIGNIFICANT

The following environmental checklist form constitutes the initial study for the General Plan. It serves to identify the various potentially significant effects of the General Plan which were determined not to be significant and therefore were not discussed in detail in this environmental impact report. In this regard, the reader is reminded that for the purposes of the formal evaluation, a "significant effect on the environment" means a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the activity, in this case the General Plan. Obviously, any study of this magnitude contains environmental changes as such, and consequently the need exists to quantify the degree and nature of an impact in each case.

SECTION V

CITY OF WALNUT

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent City of Walnut

2. Address and Phone Number of Proponent:
20550 Carrey Road
Walnut, California 91789
(714) 595-7543

3. Date of Checklist Submitted July 6, 1977

4. Name of Proposal, if applicable General Plan

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required on attached sheets.)

	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	___	X
b. Unnecessary or undesirable disruptions, displacements, compaction or overcovering of the soil?	___	___	X
c. Unnecessary or undesirable change in topography or ground surface relief features?	___	___	X
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	X
e. Any increase in wind or water erosion of soils, either on or off the site?	___	___	X
f. Changes in siltation, deposition or erosion which may modify the channel of a stream or water course?	___	___	X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?	___	___	X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	___	___	X

	YES	MAYBE	NO
b. The creation of objectionable odors?	___	_____	X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	_____	X
3. Water. Will the proposal result in:			
a. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff?	___	_____	X
b. Alterations to the course or flow of flood waters?	___	_____	X
c. Change in the amount of surface water in any water body?	___	_____	X
d. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	_____	X
e. Alteration of the direction or rate of flow of ground water?	___	_____	X
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	_____	X
g. Substantial reduction in the amount of water otherwise available for public water supplies?	___	_____	X
h. Exposure of people or property to water related hazards such as flooding?	___	_____	X
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	___	_____	X
b. Reduction of the numbers of any unique, rare, or endangered species of plants?	___	_____	X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	_____	X

	YES	MAYBE	NO
d. Reduction in acreage of any agricultural crop?	___	_____	X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	___	_____	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	___	_____	X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	_____	X
c. Deterioration to existing fish or wildlife habitat?	___	_____	X
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	___	_____	X
b. Exposure of people to severe noise levels?	___	_____	X
7. Light and Glare. Will the proposal produce new light or glare?	___	_____	X
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	___	_____	X
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	___	_____	X
b. Substantial depletion of any nonrenewable natural resource?	___	_____	X
10. Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	___	_____	X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	___	_____	X
12. Housing. Will the proposal affect			

	YES	MAYBE	NO
existing housing, or create a demand for additional housing?	___	___	X
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	___	X
b. Effects on existing parking facilities, or demand for new parking?	___	___	X
c. Substantial impact upon existing transportation systems?	___	___	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	___	X
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	___	X
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire Protection?	___	___	X
b. Police protection?	___	___	X
c. Schools?	___	___	X
d. Parks or other recreational facilities?	___	___	X
e. Maintenance of public facilities, including roads?	___	___	X
f. Other governmental services?	___	___	X
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			

	YES	MAYBE	NO
a. Power or natural gas?	___	___	X
b. Communications systems?	___	___	X
c. Water?	___	___	X
d. Sewer or septic tanks?	___	___	X
e. Storm water drainage?	___	___	X
f. Solid waste and disposal?	___	___	X

17. Human Health. Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?	___	___	X
b. Exposure of people to potential health hazards?	___	___	X

18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? ___ ___ X

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? ___ ___ X

20. Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building? ___ ___ X

21. Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or elimate important examples of the major periods of California history or prehistory?	___	___	X

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which

	YES	MAYBE	NO
occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	_____	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	_____	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	_____	X

III. DISCUSSION OF ENVIRONMENTAL EVALUATION
(See attached)

IV. DETERMINATION

On the basis of this initial evaluation:

_____ The proposed project COULD NOT have a significant effect on the environment, and a draft NEGATIVE DECLARATION will be prepared.

_____ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A DRAFT NEGATIVE DECLARATION WILL BE PREPARED.

_____ The proposed project MAY have a significant effect on the environment, and a draft ENVIRONMENTAL IMPACT REPORT is required.

__X__ The proposed project will not have a significant adverse effect on the environment, but a draft environmental impact report is desirable to fully disclose environmental information important to the community and relavent to the project.

Date July 6, 1977 Signature s/ George Shindo
City Planning Director

s/ Frank Salfingere, Jr.
City Engineer

SECTION VI

REFERENCES

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SECTION VII

ORGANIZATIONS AND PERSONS CONSULTED

This draft environmental impact report has been prepared for the City of Walnut by Urban Engineering, a consulting municipal engineering firm with the assistance of these other consultants:

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Dr. Robert Bonde
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James D. Simpson Vice President, Business Services Mount San Antonio College	- District advance planning
Ramon A. Diaz Planning Director, City of West Covina	- advance planning coordination
Darrell W. Gentry, Master Planner Rowland Unified School District	- advance planning coordination
Mrs. Sharon Grimpe, Librarian Walnut Branch Los Angeles County Library	- historical resources
Gerald W. Townsend, Soil Conservationist U.S. Department of Agriculture	- soils surveys
Los Angeles County Regional Planning Department	- advance planning coordination
City of Pomona Planning Department	- advance planning coordination
City of San Dimas Planning Department	- advance planning coordination
City of Industry Planning Department	- advance planning coordination
N. Nelson Leonard, III Chief Archaeologist University of California, Riverside, California	- archaeology

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